

Planning Commission

**November 9, 2017
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - September 14, 2017
- V. Public Comment on Items Not on the Agenda
- VII. New Business – Public Hearing Items
 - **Louisville Fire Station #2 (895 Via Appia):** A request for a SRU and PUD Amendment to allow for the addition of a new vestibule, meeting space, stair egress and rooftop mounted equipment (SRU-0075-2017 & PUD-076-2017)
 - Applicant : Louisville Fire Protection District
 - Owner: Louisville Fire Protection District
 - Case Manager: Kristin Dean, Principal Planner*Request to continue to December 8, 2017*
 - **808 Main:** A request for a Final Planned Unit Development to allow the construction of a two-story rear addition at 808 Main Street (PUD-035-2017).
 - Applicant : Andy Johnson
 - Owner: 808 Main LLC
 - Case Manager: Lisa Ritchie, Associate Planner
 - **Open Space Rezoning:** An application to rezone certain City-owned open space properties designated as open space to the Open Space Zoning District (ZON-0099-2017).
 - Applicant: City of Louisville
 - Owner: City of Louisville
 - Case Manager: Lisa Ritchie, Associate Planner
- VIII. Discussion: Ipads

IX. Planning Commission Comments

X. Items Tentatively Scheduled for the regular meeting December 8, 2017:

- **Louisville Fire Station #2 (895 Via Appia):** A request for a SRU and PUD Amendment to allow for the addition of a new vestibule, meeting space, stair egress and rooftop mounted equipment (SRU-0075-2017 & PUD-076-2017)
 - Applicant : Louisville Fire Protection District
 - Owner: Louisville Fire Protection District
 - Case Manager: Kristin Dean, Principal Planner
- **Christ the Servant Lutheran Church (506 Via Appia):** A request for a Special Review Use to allow the construction of an exterior columbarium (SRU under use category 22. Cemeteries) (SRU-0088-2017)
 - Applicant : Christ the Servant Lutheran Church
 - Owner: Christ the Servant Lutheran Church
 - Case Manager: Lisa Ritchie, Associate Planner

XI. Adjourn

***Planning Commission
Meeting Minutes
September 14, 2017
City Hall, Council Chambers
749 Main Street
6:30 PM***

Call to Order – Pritchard called the meeting to order at 6:30 PM.

Roll Call was taken and the following members were present:

Commission Members Present: Chris Pritchard, Chair
Ann O'Connell, Vice
Steve Brauneis, Secretary
Jeff Moline
Tom Rice
David Hsu
Monica Sheets

Staff Members Present: Kristin Dean, Principal Planner
Rob Zuccaro, Dir. of Planning & Building Safety
Lisa Ritchie, Associate Planner
Elizabeth Schettler, Senior Administrative Assistant
Amelia Brackett, Planning Clerk

APPROVAL OF AGENDA

Pritchard moved and O'Connell seconded a motion to approve the September 14, 2017 minutes approval. Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

Brauneis moved and O'Connell seconded a motion to approve the August 10, 2017 minutes. Motion passed unanimously by voice vote. Sheets abstained.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

NEW BUSINESS – PUBLIC HEARING ITEMS

**808 Main, Resolution 18, Series 2017: A request for a Final Planned Unit Development to allow the construction of a two-story rear addition at 808 Main Street (PUD-035-2017).
*Request to continue to September 14, 2017.***

Zuccaro stated that there were outstanding comments on the applicant's request for a two-story addition on the existing structure. Proper notice has been made for this hearing and they can continue the hearing to the October 12th commission meeting without further notice required.

Pritchard moved and Sheets seconded a motion to continue 808 Main, Resolution 18, Series 2017 to the October 12, 2017 meeting. Motion passed by voice vote.

St. Louis Parish General Development Plan- 1st Amendment: A request for a First Amendment to the St. Louis Parish and Commercial Park GDP to allow a religious institution as a permitted use in Zone 2; (ZON-0067-2017).

Dean stated that public notice for this hearing was published in the Boulder Daily Camera on August 27, 2017, and in City Hall, the Public Library, the Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on August 25, 2017.

Dean continued that the 51-acre property is in the northeast corner of Dillon Road and 96th Street and has three property owners. In 2004, it was zoned to PCZD commercial, accompanied by the original St. Louis Parish General Development Plan. The three property owners agreed to the plan. The GDP divided the property into several zones and subzones. Zone 1 allows for churches. Zone 2 allows for all uses in Zone 1 with special review. Special review use usually accompanies the PUD application, but Ascent requested the GDP amendment to have certainty that the use was going to be approved before they invest in developing a PUD plan. Ascent is only asking that a Religious Institution be allowed as a permitted use in Zone 1. Staff reviewed the SRU criteria for the proposal to gauge the appropriateness of the GDP amendment and summarized the following SRU findings:

- The first criterion is Comprehensive Plan and Economic Prosperity, for which the church demonstrated compliance.
- The second criterion is Economic Stability and Compatibility with Surrounding Character, with which the proposal demonstrated compliance. Staff found that there would be a positive fiscal impact of \$104,700 annually or \$2,094,000 over 20 years.
- The third criterion is Internal Efficiency and Public Health. Proposal demonstrated compliance by providing for cooperation among the property owners for an internal road plan and a plan to coordinate infrastructure such as water, sewer, and internal access.
- The fourth criterion is Traffic, Signs, Lighting, Landscaping, and Trash. Staff referenced traffic studies from 2004 and 2011 with full build-out analysis to determine compliance. With the PUD application, Ascent will submit plans regarding left turns and other traffic safety concerns, but for SRU criteria staff wanted to assess if swapping out the tennis court for the church would have a major impact on traffic. Staff found the impact would be minimal.
- The fifth criterion is Pedestrian Walks, Malls, and Landscaped Spaces. Staff found that a church in zone 2 met all the criteria.

Dean continued that staff also considered GDP Amendment Criteria, which are the requirements to follow the same process as the original review and to avoid an increase in density or result in a change in character of the overall development plan. Applicant demonstrated compliance with both criteria.

Dean then noted that the GDP had been amended to address all conditions listed in the draft resolution and therefore recommended approval for Resolution 21, Series 2017 with no conditions.

Dean entered the new resolution and revised GDP into the record.

Hsu asked why uses such as retail were evaluated in place of one of the churches when creating the fiscal model.

Dean responded that staff looked at the change in use for the overall development plan to determine if there was still enough positive fiscal impact when replacing 40,000 square feet of retail and office use in the overall GDP with a church. A church on its own would likely not demonstrate a positive fiscal impact, but since this is an amendment to the GDP, staff considered a comprehensive perspective.

Hsu asked why the agreement needed to be revised, since Section 3.3.2., Item 2 in the new agreement stated that Zone 2 can use all uses in Zone 1, which includes churches and schools and does not specify the need for special review.

Dean responded that the agreement would need to be updated to match the GDP, which only changes the allowance for religious institutions as a Use by Right in Zone 2.

Moline asked how long a GDP stays valid while the plan had not been built.

Dean answered that GDPs are in perpetuity. With PCZD, the GDP remains in effect until it's amended or nullified.

Zuccaro elaborated that although a GDP does not expire, a PUD expires after 3 years without construction, with one three-year extension available.

Brauneis asked for the source of general revenue in the fiscal impact study.

Zuccaro responded that the revenue represents the full build-out of the GDP, including sales and property tax from office and commercial buildings. For example, employees in the GDP buildings get captured in the revenue generation.

Rice asked if the changes in Zone 2 being discussed would affect the subzones as well. He also asked what subzone the project was being proposed for.

Dean responded that the subzones would be affected as well and that the property had all three subzones. She stated that the different restrictions for each subzone relate to density, setbacks, and height, but not use.

Pritchard asked for additional questions from the Commission for the staff. Seeing none, he called the applicant forward.

Jim Candy, 516 Country Lane, Boulder, CO, stated that Ascent Church wanted to be a benefit to the city. He gave examples of the church's current community-building programs, including house cleanups, mentoring youth, and toy drives. Candy also stated that the church has been working with city staff about where to put their church that would be a benefit and not take away retail dollars from the city. Candy explained that the proposed location was a riskier location for the church, because it would cost less to take over a building rather than building a new one. However, they wanted to have a good relationship with the city and the surrounding residents. Candy also stated that the church community believed it would contribute to the location economically by attracting other development. Candy then introduced David Andrews, with whom they have been working on city compliance issues.

David Andrews, 1114 7th Avenue, Denver, CO 80204, explained that there was no SRU, because Use by Right allows the church comfort during the PUD and PLAT processes. He also

stated that the proposed use was consistent with the aspects in the GDP as it did not abut any residences and commercial development was still part of the GDP.

Hsu asked what the church meant by the description of the space as a “warehouse” in a *Daily Camera* article.

Candy responded that “warehouse” describes the open-space plan for the interior, but that the church wants an attractive exterior.

Pritchard asked for more questions from the commissioners. Seeing none, Pritchard called for public comment.

Victor Gulas, 633 Jefferson Avenue, Louisville, CO stated that he and his wife have been in Louisville for 24 years. He stated that Ascent wanted to bring the church into the community through projects such as the toy drive and helping clean up homes. Gulas also mentioned that Ascent’s current location was one of the evacuation sites when Monarch High School had a bomb scare and that other groups have also used the space. Approving the zoning will encourage more of this kind of community-based work, and the church wanted to work with government, non-profit, and profit interests in building its new home. He recommended that the Commission approve the request.

Mindy Caliguire, 928 St. Andrews Lane, Louisville, CO stated that she is a newer resident to Louisville. She compared Ascent to other churches she has attended, saying that Ascent provides the community with meaningful relationships such as when she and her family moved to Louisville. She requested that the Commission approve the request in the interest of current and future residents.

Pritchard asked for staff to provide any last comments and a summary of the request.

Dean stated that staff recommended approval with no conditions.

Pritchard asked for commission discussion and comments.

Rice stated that he was in support, and that as there had been no development on that property for 13 years, Ascent would spur further development.

Brauneis was in support.

Hsu was in support, but suggested using the phrase “open floor plan” rather than “warehouse.”

Moline was in support and believed Ascent was solving an issue within the city.

Sheets was in support.

Motion made by Pritchard and seconded by Sheets to approve St. Louis Parish General Development Plan- 1st Amendment: A request for a First Amendment to the St. Louis Parish and Commercial Park GDP to allow a religious institution as a permitted use in Zone 2.

Pritchard called for a vote on the motion. The motion passed unanimously.

Subdivision Modifications Ordinance: A request to amend Title 16 and Title 17 of the Louisville Municipal Code to amend the modification process for subdivision applications, and make other minor miscellaneous modifications (LMCA-0068-2017).

Ritchie stated that public notice was published in the Boulder *Daily Camera* on July 23rd, 2017 and posted in City Hall, the Public Library, the Recreation Center, and the Courts and Police Building on July 21st, 2017. Ritchie entered a new resolution with the correct date into the record.

Motion made by Brauneis and seconded by Sheets to enter the updated resolution with the correct date into the record. Motion was approved unanimously.

Ritchie continued the presentation stating that changes to the ordinance from the August 10th, 2017 are as follows:

- The inclusion of specific, subdivision related criteria for applications for modifications to stand-alone subdivision applications;
- The inclusion of specific, subdivision related criteria for applications for modifications to subdivision applications that accompany a PUD;
- The inclusion of criteria that no modification shall be approved if it results in additional dwelling units beyond what would otherwise be allowed in the underlying zoning;
- Two additional changes to Title 17 regarding process that staff identified and recommends for consistency.

Staff recommends the approval of the Subdivision Code Amendment.

Rice asked if housing that only feeds off alleys would meet the definition of a lot.

Zuccaro responded that it could be permitted in a PUD with a waiver and would make sense in the context of having a PUD where innovate design is provided.

Brauneis asked if the Commission should be thinking of alley access as more important in commercial than in residential situations.

Zuccaro responded that in Old Town and Downtown, which have a lot of alleys, the concept of having both alley and street frontage mostly applies to residential areas. In commercial areas the city is promoting alleyways as pedestrian walkways. But in residential areas street frontage is for pedestrians and alley access is for cars and trash.

Hsu pointed out that Louisville Municipal Code 16.16.050B states that each lot shall have vehicular access to a public street and asked if the Commission wants to change it from “public street” to “street” to accommodate private streets.

Zuccaro responded that the section should be updated to make it consistent with what the Commission is trying to achieve elsewhere in the code.

Hsu also requested that the Commission remove the minimum number of paper copies and add a maximum number of copies on applicants.

Zuccaro responded that staff is trying to move toward having 100% electronic review for city applicants.

Pritchard asked Hsu if the issue of the private and public streets needs to be brought back to City Council.

Hsu responded that staff can amend the code without bringing it back to City Council and asked if the meeting minutes from the last meeting will be ready before the next City Council meeting.

Ritchie responded that typically those minutes would not be included but they could be included for the next City Council meeting.

Ritchie asks for clarification about Hsu's private and public question.

Hsu responds that he was thinking about consistency throughout the code.

Zuccaro adds that the recent subdivisions have private street frontage and that he understands the request is for consistency.

Motion made by Rice and seconded by Brauneis to approve the Subdivision Modifications Ordinance, a request to amend Title 16 and Title 17 of the Louisville Municipal Code to amend the modification process for subdivision applications, with the amendment that staff would edit the code for consistency. Roll call vote. All in favor. Matter moves forward to Council.

DISCUSSION OF JUNE 22, 2017 PLANNING COMMISSION AUDIT

O'Connell left before this discussion.

Dean explained that the impetus behind the audit was to evaluate how the Commission implemented or did not implement the planning goals for the city. She added that the commercial design guidelines were going to be updated and that sign regulations and industrial design guidelines could also be included in the upcoming budget.

Zuccaro added that staff would like feedback on what information the Commission needs in order to evaluate projects. He also asked the Commission what worked and didn't work in the design guidelines.

Dean described the scoring criteria for the audit, stating that a score of 1 meant, "Does not meet the standard and has a significant negative impact on the project;" 2 meant, "Does not meet the standard;" 3 meant, "Meets the standard;" 4 meant, "Slightly exceeds;" and 5 meant, "Greatly exceeds." She also asked for the Commission's comments on the results of the audit, their thoughts on how the City implements design guidelines, what the City should change about the guidelines, and what else they would like staff to include in the summary packets of projects.

Pritchard noted that the Planning Commission denied the DELO Plaza project, but their decision was overturned by City Council. He also noted that DELO Plaza did not score well overall.

Moline asked if the City is required to take any action when a project doesn't meet the standard in the scoring.

Zuccaro stated that staff was evaluating the development review process for how to assess if a finished project meets the vision for what staff and the Commission wanted to achieve. If projects are not meeting the standards, Zuccaro stated that staff and the Commission need to evaluate how they review projects before approving them.

Moline asked what would happen if something already built was not meeting what was portrayed in plans.

Zuccaro responded that not complying with approved plans was an enforcement issue.

Brauneis asked how many people participated in the review process.

Dean responded that there were seven, five commissioners and two staff.

Rice described the audit process as bridging the gap between what comes out of the Commission and what the results of the final project are, in order to identify trends where the final project does not match the initial review. He asked if the audit results showed any such trends.

Hsu suggests that the Commission and staff discuss the scores that were low. He stated that the auditors did not have the guidelines in front of them and were acting on gut instinct, not on the actual standards.

Zuccaro responded that the reason for not having the standards in front of them was to help measure if the intent of the project was being met, rather than focusing on if exact standards were being met.

Brauneis noticed that bicycling and pedestrian amenities scored low and needed more focus.

Dean and Zucarro asked the Commission what made the scores low and what would make the projects score higher.

Hsu stated that when they couldn't walk around easily, they scored it low. He gave DELO Market as an example.

Dean showed a picture of sidewalks and pedestrian access in DELO Market, a mixed-use development project, and asked what would make for a better pedestrian and bike experience in similar developments.

Rice stated that greater attention to pedestrian and bicycle issues should be given close study based on this audit.

Sheets asked what the Commission could have done to avoid the overhang of front bumpers on pedestrian-access sidewalk at DELO Market shown in the picture.

Zuccaro stated that there is no pedestrian access from the adjoining street to the DELO Market parking lot sidewalk in the picture. There is a design guideline that requires accounting for overhangs, but that did not get translated to the DELO Market lot. An option to avoid overhang is wheel stops, but the guidelines don't encourage them. Zuccaro pointed out that a handicapped person would not have access to the DELO Market lot sidewalk at all.

Dean added that the guidelines measure the parking stall, but people tend to pull right up to the curb. This is a good case for wheel stops.

Brauneis suggested a landscape strip.

Sheets agreed that a landscape strip or a wheel stop would work. She asked if staff had any enforcement power when they see issues like the DELO overhangs once they were already built.

Hsu asked when the re-review process mentioned in the planning code is triggered.

Zuccaro responded that there would need to be an extreme health or safety issue. With DELO, there are ADA-compliant access routes to all the businesses, so there is very little they can do to change it unless there is a serious safety issue. Zuccaro asked Hsu what section had the re-review process in it.

Hsu responded that the section was Louisville Municipal Code Sec. 17.28.220

Dean asked the Commission for their thoughts on landscaping from the audit, specifically about rock mulch versus sod. She stated that sod is water-intensive and the updates for the design guidelines were going to take water consumption into account.

Brauneis responded that he would recommend anything on a xeric level.

Moline recommended a middle-ground between rock mulch and xeric turf. He also suggested that landscape architects could bring ideas to the Commission and staff for how to conserve water while paying attention to aesthetics.

Brauneis asked about the current limiting factors on rock mulch in the design guidelines.

Dean responded that staff deferred to Allan Gill, Parks Project Manager, to review landscaping standards.

Zuccaro added that it depended on if the standards were under the Commercial Development Design Standards and Guidelines (CDDSG) or the Industrial Development Design Standards and Guidelines (IDDSG,) because there are some sections that require irrigated turf grass, for example. With the new design guidelines, the sustainability board and other groups want to move toward a xeric-landscape requirement. Staff is also considering aesthetic concerns in the new guidelines, since rock mulch has a lower aesthetic quality. Right now the guidelines do not have distinctions for different types of mulch.

Rice commented that it was difficult to evaluate the landscaping since the plants were small and underdeveloped since they had been planted recently. This made it an unfair form of evaluation, even though he tried to consider what the landscape would look like once it matured.

Pritchard added that he shared this concern and suggested that older forms of landscape development, for example at the Tech Center, could help staff and the Commission address landscaping questions.

Sheets stated that even though the CTC projects were new, they were better than some of the older ones.

Pritchard suggested going through the city and picking what were the best examples so the Commission could use them to compare newer projects.

Zuccaro added that DELO Market was required to meet CDDSG standards in an industrial area. There is a requirement for commercial areas to have no more than 50% of rock mulch, but that there might not be a similar restriction for industrial areas. He mentioned ethos, a faux-stucco product, as another example of a higher landscaping standard. The problem with ethos is that though it is cheap, it deteriorates quickly and can get damaged easily.

Brauneis stated that moving forward, the Commission and staff could suggest requirements like 50% rock mulch and then let the landscape designers have flexibility rather than being overly prescriptive.

Zuccaro responded that the current planting density requirements were sometimes contrary to water conservation requirements.

Moline asked if the City still had a horticultural advisory board.

Zuccaro responded that the board had morphed into two boards, a Parks & Public Landscaping Advisory Board and an Open Space Advisory Board. The horticulture board was combined with Parks. They review landscaping in right-of-ways, such as street trees. Planning developments do often go to those boards for review. He added that those boards do not have adopted standards for public development. Zuccaro updated the Commission on Hsu's question from earlier about Municipal Code Sec. 17.28.220, which allowed for a re-review process. That section allows re-reviews if the developers are failing to meet a development schedule or plan a re-review could be triggered. Zuccaro stated that there was probably not authority to re-review in other cases without strong evidence of noncompliance.

Hsu asked if 3D tours from the applicant were possible rather than paper plans during the initial review process.

Dean responded that some applicants provide 3D tours, but that it was a costly undertaking for many applicants. She encourages applicants to submit a representation with color, but did not recommend requiring applicants to submit 3D tours.

Zuccaro added that some cities do require sketch-up models for any new development, but it was a big ask for small towns. Zuccaro suggested encouraging applicants to bring those representations for bigger projects.

Hsu stated that the paper rendering for the Voltage PUD did not seem to fit the planning intentions for Old Town, but the fly-through version showed that the plan did comply with those intentions.

Brauneis cautioned that more advanced renderings can be more flash than substance.

Pritchard recommended that staff and the Commission do audits more frequently and conduct them for new and old developments. Audits help staff and the Commission to see what worked and what didn't.

Moline observed that in Table B in the packet that the auditors agreed closely on how to score things, which suggests that staff and the Commission shared a sense of what did and did not meet standards.

Pritchard asked if there were more comments. Seeing none, he moved the meeting forward to the issue of Questions of Board and Commission Applicants.

DISCUSSION OF QUESTIONS OF BOARD AND COMMISSION APPLICANTS

Pritchard stated that the City Council can ask whatever they want and that he agreed with the questions in the packet.

Hsu asked if the questions were oral or written.

Ritchie stated that applicants did not receive questions in writing as part of the application, but that the new applications would require written answers.

Pritchard and Rice stated that written questions were fine.

Moline added that written questions were a good idea, because the 10-minute oral interviews were too short to express opinions and address the audience.

Ritchie asked if the Commission had preferences on the specific questions listed.

Hsu suggested that the Council ask more questions in the written form and have longer interviews with fewer people. Hsu stated that part of the reason for the short interview times could be that City Council seemed to interview everyone who applied.

Brauneis noted that the Council had to limit the number of pages they had to read, especially when they have over 100 applicants.

Rice suggested that the application could limit the number of characters for each answer.

Moline asked if staff reviewed applicants.

Zuccaro stated that only City Council reviews applicants.

Brauneis added that the applications become public domain.

Sheets asked if there were a way to pursue what Sheets and Hsu were suggesting.

Dean stated that other districts use staff to make recommendations among the larger pool of applicants and give a few applicants to the Council.

Pritchard suggested that staff could suggest that process to the mayor.

Hsu added that the sustainability board reviewed the applicants and forwarded their recommendations to Council.

Pritchard asked for additional comments. Seeing none, he turned to scheduling for October 12th.

ITEMS TENTATIVELY SCHEDULED FOR THE REGULAR MEETING: OCTOBER 12TH, 2017
808 Main: A request for a Final Planned Unit Development to allow the construction of a two-story rear addition at 808 Main Street (PUD-035-2017).

- Applicant: Vern Seieroe
- Owner: 808 Main LLC
- Case Manager: Lauren Trice, Associate Planner

Pritchard asked why the 808 Main item was held up for the past two meetings.

Zuccaro stated that staff made requests for revisions and had yet to receive those revisions.

Zuccaro reminded the Commission that Rice and Moline were sitting on the design guideline consultant proposal review committee. They received 6 applicants and they will narrow those down to about 4 to interview and by mid- to late-October they would make recommendations to City Council. Zuccaro added that there may be money for the Planning Commission to attend conferences such as the Rocky Mountain Land Use Institute or the state American Planning Association Conference next year. Staff is trying to get a budget for two commissioners at a time for at least one conference per year. He asked the Commission to think of what conferences they would like to attend if that funding makes it into the final budget.

Adjourn:

Pritchard made motion to adjourn, seconded by Brauneis. Pritchard adjourned meeting at 8:12 PM.

ITEM: SRU-0075-2017 & PUD-0076-2017
Louisville Fire Station #2, SRU & PUD

PLANNER: Kristin Dean, AICP, Principal Planner

APPLICANT/OWNER: Louisville Fire Protection District
Chief John Willson
Louisville, CO 80027

EXISTING ZONING: Residential Estates (RE)

LOCATION: 895 Via Appia

LEGAL DESCRIPTION: Lot 1, Block 1, Fire Station 2

TOTAL SITE AREA: 3.97 acres (172,802 sf)

REQUEST: A SRU and PUD Amendment to allow for the addition of a new vestibule, meeting space, stair egress and rooftop mounted equipment
Continuance of Public Hearing to December 14, 2017 Requested



BACKGROUND:

The applicant is in the process of revising the plans and has not submitted the changes for review in time for the meeting. Therefore, Staff requests that the Planning Commission continue the public hearing for this matter to the December 14th Planning Commission hearing.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing for a request for a Planned Unit Development and Special Review Use Amendment to allow for the addition of a new vestibule, meeting space, stair egress and rooftop mounted equipment.

VICINITY MAP

ITEM: PUD-0035-2017: 808 Main Street

PLANNER: Lisa Ritchie, Associate Planner

OWNER: 808 Main, LLC

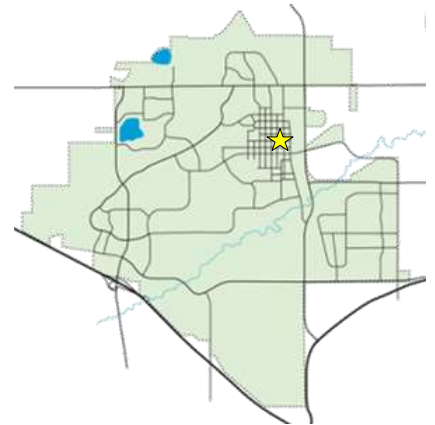
REPRESENTATIVE: Andy Johnson
DAJ Design
922A Main Street
Louisville, CO 80027

EXISTING ZONING: CC – Commercial Community

LOCATION: 808 Main Street; The South 35 Feet Lot 8, Block 2, Town of Louisville

TOTAL SITE AREA: 0.12 Acres (5,258 square feet)

REQUEST: Approval of Resolution No. 22, Series 2017, a request for a final planned unit development to allow the construction of a 2,117 square-foot, two-story addition to the rear of the building at 808 Main Street.



BACKGROUND: The 5,258 square foot property consists of the south 35 feet of Lot 8, Block 2, Town of Louisville subdivision, platted in 1878. The existing building was constructed in 1947. The current building is a 3,112 square-foot, single-story structure, not including a small basement. This application is the first Final Planned Unit Development proposal for the property.

Figure 1: 808 Main Street PUD Site Plan

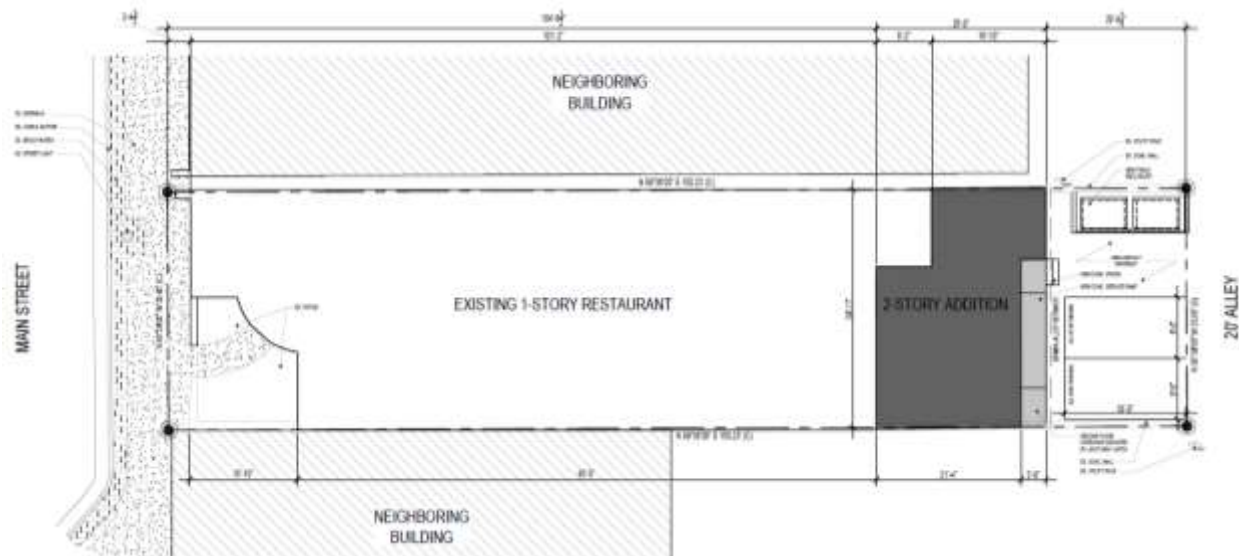


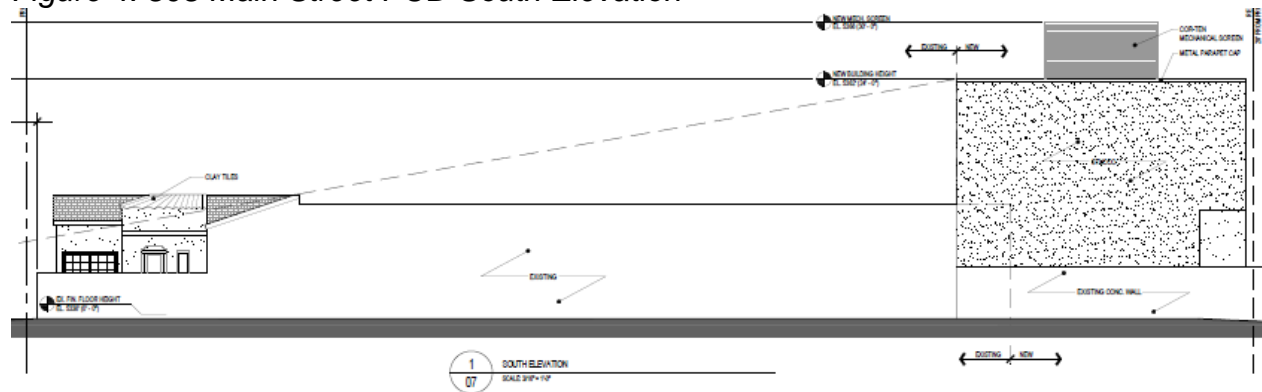
Figure 2: 808 Main Street PUD Front Elevation



Figure 3: 808 Main Street PUD Rear Elevation



Figure 4: 808 Main Street PUD South Elevation



The property is zoned Community Commercial (CC), which allows for the expansion of the restaurant use. All properties surrounding the subject property are zoned CC. All development in the CC zone district requires a Planned Unit Development (PUD), and all PUD's in Downtown Louisville must comply with the development regulations established in the Louisville Municipal Code (LMC) and the design standards outlined in the Downtown Louisville Design Handbook (DLDH). Guidelines for allowed floor area of structures and height in Downtown are provided in the Downtown Louisville Framework Plan (DLFP), which is adopted as part of the City's Comprehensive Plan. While the LMC and the DLDH are regulatory documents, the Comprehensive Plan and the DLFP are advisory documents rather than regulatory.

Section 17.12.060 of the LMC allows a maximum of 475,000 square feet of floor area for the westerly portion of downtown. The following table reflects floor area of existing development, approved development pending construction and the proposed development. The sum total equals 325,914 square feet, which is within the maximum floor area allowed.

	Existing Floor Area	Approved Floor Area	Proposed Floor Area	Total Floor Area
Existing Westerly Portion of Downtown	303,092			303,092
Voltage		9,250		9,250
931 Main		2,103		2,103
824 South		9,960		9,960
Louisville Mill Site		23,640		
808 Main			1,536	1,536
Total	303,092 sf	44,953 sf	1,536 sf	349,581

ANALYSIS:

Bulk and Dimension Standards

The following table shows the required and proposed yard and bulk standards. The development is subject to the Commercial Core Area of Downtown.

Site Data	City Standards	Proposed
Floor Area Ratio	2.0 max.	1.05
Lot Coverage	N/A	3,725 SF (71%)
Parking	2 existing, 0 new req'd	2 (existing)
Building Height	45'	24' – top of building 30' – top of mech. screen
No. of Stories	3	2
Setbacks		
- Front Yard	0'	1'-2'
- Side Yard – North	0'	0'
- Side Yard - South	0'	0'
- Rear Yard	20'	20'-8"

The discussion below provides more detail on the applicable development standards. There is no lot coverage standard in the CC zone district.

Parking

Per Section 17.20.025 of the LMC, new Downtown developments and redevelopments shall provide off-street parking at a ratio of one parking space per 500 square feet of non-residential new development. The LMC exempts the first 999 new square feet of this calculation, and exempts uninhabitable areas below ground level, areas within hallways, stairways, elevator shafts, bathrooms, and areas for use by service and food preparation staff. The property currently has two existing parking spaces in the rear, accessed from the alley. The proposal as submitted only includes 922 sq. ft. of new area subject to the parking requirement, and therefore, does not require additional parking spaces. The PUD maintains two existing parking spaces in a similar and logical configuration.

Staff notes the new below grade area could convert to occupied space in the future but is currently designated solely for storage and mechanical equipment. To address this possible future conversion, the PUD includes the following note, "*Basement level space is intended solely for storage and mechanical equipment. Any change in use is subject to the city's review processes and consideration of the provisions set forth under Section 17.020.025 of the Louisville Municipal Code - Parking Standards designated for Downtown Louisville or as hereinafter amended.*" The intent of this note is to exempt the basement area from the parking requirement. If, in the future, the applicant desires to change this use, the City will reevaluate the parking requirements.

Design Handbook for Downtown Louisville

The Design Handbook for Downtown Louisville (DHDL) sets the design standards and guidelines for Downtown. The DHDL includes standards and guidelines applicable to all downtown development, including the Commercial Core Area, which applies to this application. The primary category this application is subject to is Additions to Buildings. The remaining categories include Urban Design, Site Design, Building Mass Scale and Form, Architectural Elements and Details, and Miscellaneous Design Topics. The evaluation below discusses the applicable regulations for the addition to the existing structure, and is not a comprehensive evaluation of the existing conditions of the property.

Additions to Buildings

The DHDL includes standards and guidelines for additions to existing buildings. The policy for new additions recognizes that additions to buildings can significantly affect downtown character if they are designed inappropriately. The DHDL includes a standard that requires additions taller than the existing structure to be setback substantially from primary character defining facades. As reflected in Figure 4 above, the new two-story addition is setback 101'-2" from the front façade. While the second story will be visible from some locations throughout downtown, the visibility and impact to the primary façade is minimized to the greatest extent feasible with this design.

The remainder of the elements in the DHDL for additions to buildings are guidelines. The architectural designs utilizes a form and details that are compatible with the original building and will not diminish the character of building traditions in downtown. The rectangular form and flat roof is consistent with the form and character of the buildings immediately adjacent to the subject property, as well as the surrounding area. The materials include stucco for all sides of the façade, new windows with wood sills to match the scale and design of the existing windows. Also included is a new cor-ten mechanical enclosure on the roof of the addition. The PUD proposes a new trash enclosure at the rear of the property comprised of painted cmu block with cor-ten gates to access the trash dumpsters. This cor-ten material mimics the existing wall sign on the front façade.

Urban Design

The DHDL policy for Urban Design notes that a "*visual sense of continuity should be maintained in all new developments*". The proposal maintains the established town grid and pedestrian systems, and develops the alley edge at a pedestrian scale through the use of varied setbacks and materials and forms that are familiar elements in town.

Site Design

The DHDL policy for Site Design discusses maintenance of traditional patterns of building orientation. The PUD proposes an addition that is parallel to its lot lines, and in line with the existing building. Exterior lighting proposed at the new rear service entry is full cut-off, downcast, and is contained on the property. The PUD proposes no new parking, and maintains two existing spaces at the rear of the property accessed from

the alley. Currently, the property has unscreened trash storage areas. The plans include a new trash enclosure located at the rear of the property and constructed of materials compatible with the primary structure. The development will also result in the burying of an existing overhead electrical line. In addition, as noted the table above, the PUD complies with all setback, height and floor area requirements.

Building Mass, Scale and Form

The DHDL policy for Building Mass and Scale discusses compatibility of a new building with existing buildings in the area, and its relationship to its lot size and placement. The addition is located at the rear of the existing structure and results in a form that steps down to maintain the perceived scale at the street.

The DHDL policy for building form discusses maintaining the tradition of modest rectangular shapes in downtown Louisville.

Architectural Elements and Details

The DHDL policy for Architectural Elements and Details discusses keeping the tradition of Louisville's buildings with simple form and detail, and compatibility with older structures. The applicant proposes a simple addition at the rear without highly ornamental details that are not a part of the existing structure. The design of the addition provides building materials to match or mimic those used on the existing building, including the use of stucco, wood window sills, and cor-ten steel. Windows are of similar design and scale, with the new second story addition appearing less transparent than the existing first floor.

Miscellaneous Design Topics

The DHDL policy for this section discusses the use of color that blends the building with its context, as well as enhances the structure and its character defining features. The design of the addition incorporates stucco to match the off-white existing stucco finish and color.

Historic Buildings

In addition to the above, the DHDL also provides design standards and guidelines for historic building. The applicant proposes to maintain the existing significant stylistic elements on the property. There will be no changes to the front 104'-6 1/2" of the property, which includes the front façade and front patio area, the wood front door, and ornamental red tile roof. The design of the new addition is inconspicuous and meets the goals of the applicant. The square footage desired by the applicant requires a two-story addition, as the rear setback constrains the amount of single story developable area on the property.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in an attached exhibit.

HISTORIC PRESERVATION COMMISSION COMMENTS:

The Historic Preservation Commission reviewed the application at their March 20, 2017 meeting. The minutes from that meeting are provided as an attachment.

STAFF RECOMMENDATION:

Staff finds the application complies with all applicable criteria and recommends approval of the request for a Final Planned Unit Development for an addition to the rear of the structure at 808 Main Street with no conditions.

ATTACHMENTS:

1. Resolution No. 22, Series 2017
2. PUD Criteria Analysis
3. Application Materials
4. Proposed PUD
5. Historic Preservation Commission minutes

**RESOLUTION NO. 22
SERIES 2017**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A FINAL
PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A TWO-
STORY REAR ADDITION AT 808 MAIN STREET.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a request for a Final Planned Unit Development to allow the construction of a 2,117 square foot addition to the rear of the building at 808 Main Street; and

WHEREAS, the City Staff has reviewed the information submitted and found that, subject to conditions, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on November 9, 2017, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 9, 2017.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for a Final Planned Unit Development to allow the construction of a two-story rear addition at 808 Main Street with no conditions.

PASSED AND ADOPTED this 9th day of November, 2017.

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis, Secretary
Planning Commission

PUD Criteria Analysis – 808 Main Street

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The design complies with all applicable standards and guidelines, which provide architectural and design standards related to how the structure relates to surrounding development. The addition is set back a significant distance from the front façade and scale and massing of the addition at the rear is consistent with other development Downtown.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for and maintains adequate and safe parking access circulation at the rear of the property. There are no internal streets.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned CC and the PUD does not propose a residential use.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The existing property has no functional open space to preserve. The addition complies with applicable design standards and guidelines and will not block any known views.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	Housing is not proposed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The windows of the second story addition are facing to the west towards Main Street will not impact privacy of neighbors, nor is the property adjacent to any residential areas.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the DHDL.
8. Building types in terms of	Compliant	The PUD complies with site

appropriateness to density, site relationship and bulk		planning and building height requirements in the DHDL, ensuring an appropriate bulk for the building and relationship to other development in downtown Louisville.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	Staff finds that the PUD proposes architecture that meets the design standards and guidelines in the DHDL.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Not applicable	No new landscaping is required or proposed.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in chapter 17.32	Compliant	The PUD complies with all applicable development design standards and guidelines, including the DHDL.
12. None of the standards for annexation specified in chapter 16.32 have been violated	Not applicable	The property was platted in 1878.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and the proposal meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive development plan, which designates the property as a mixed use urban center that supports retail expansion, and complies with adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon	Compliant	The property is not located in a floodplain, nor are there any

the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.		existing bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the DHDL and is on a fully developed lot in an urban center.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD maintains an existing front patio area that enhances the pedestrian atmosphere of Downtown.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards	Not applicable	No new streets are proposed or required.

and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.		
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD includes no changes to surrounding existing bicycle and pedestrian systems. There are not bicycle or pedestrian systems internal to the site.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD maintains an existing use on the property and includes no new landscaping that would require new water usage.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Not applicable	The PUD proposes no new landscaping and the DHDL does not require landscaping for this development.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Not applicable	The PUD proposes no changes subject to this criterion and the DHDL does not require this type of buffering.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides unshaded roof structure so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	Housing is not proposed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	Housing is not proposed.
15. Architectural design of	Compliant	The PUD proposes architecture

buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.		that is compatible in design with the contours of the site, with surrounding designs and neighborhoods, and that complies with the DHDL.
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LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Vern Seieroe, Architectural Design

Contact: Vern Seieroe

Address: 417 Vivian St.
Longmont, CO 80501

Mailing Address: Same as above

Telephone: 303 817 1303

Fax: _____

Email: vseieroe@aol.com

OWNER INFORMATION

Firm: 808 Main L.L.C.

Contact: Lenny Martinelli

Address: 808 Main St.
Louisville CO 80027

Mailing Address: Same as above

Telephone: 720 334 4720

Fax: _____

Email: Lenny@threeleafconcepts.com

REPRESENTATIVE INFORMATION

Firm: Vern Seieroe, Architectural Design

Contact: _____

Address: Same as

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: 808 Main St., Louisville

Legal Description: Lot 8 Blk 2

Subdivision Town of Louisville

Area: 5,250 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☒ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit
- ☐ CMRS Facility
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: _____

Kitchen addition at
ground level, 2nd level
addition, basement
addition

Current zoning: _____ Proposed zoning: same

SIGNATURES & DATE

Applicant: _____

Print: Vern Seieroe

Owner: _____

Print: Lenny Martinelli

Representative: _____

Print: Vern Seieroe

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

Lauren Trice, AICP
Planner / Historic Preservation
Department of Planning and Building Safety
City of Louisville, Colorado
749 Main Street
Louisville, Colorado 80027

Re: Application for PUD
808 Main Street, Louisville, Colorado
Addition to kitchen with basement and second level offices

This letter is intended to serve as the written statement to accompany the application for a PUD.

Owner: 808 Main LLC

Mailing Address: 808 Main ST
Louisville, Colorado 80027

Sec-Town-Range: 08 -1S -69

Subdivision: Louisville O T - LO

Property Address: 808 Main St., Louisville, Colorado 80027

Jurisdiction: City of Louisville, Colorado

Legal Description: S 35 FT LOT 8 BLK 2 LOUISVILLE O T SEE G

Lot Area 0.129 Acres, 5,250 square feet

Note: An Improvement Location Certificate dated 2 May 1996 is attached within this application.

<u>Floor Area</u>		Floor Areas:		Fire Area:	
Existing	second floor	0.00	s.f.	0.00	s.f.
	first (ground) floor	3,379.5	s.f.	3,097.2	s.f.
	basement	270.0	s.f.	0.00	s.f.
		<u>3,649.5</u>	s.f.	<u>3,097.2</u>	s.f.
Proposed addition	second floor	941.7	s.f.	800.2	s.f.
	first (ground) floor	682.5	s.f.	608.1	s.f.
	basement	871.0	s.f.	490.7	s.f.
		<u>2,495.2</u>	s.f.	<u>1,899.0</u>	s.f.
<hr/>					
totals		6,144.7	s.f.	4,996.20	s.f.

Purpose of the Development /PUD:

The existing Zucca Restaurant at 808 Main Street has a full service bar, waiting area, dining area, and kitchen. The normal activity of the restaurant places the kitchen in a state of operation at full capacity. The purpose of this proposed addition and hence the PUD is to create a kitchen addition for service to the surrounding Louisville Community. A market for this service has been demonstrated and proven to the owner by the inquiry, ordering, and service operated has best as possible from the existing kitchen. The existing kitchen and staff have not been able to keep pace with the demand. The owner sees a service that he can provide and therefore a business activity that can meet the demand he has experienced.

Character of the PUD:

1. The planned development is intended to be a simple addition on the alley side of the property, with a basement to be used for storage, a main (ground level) to accommodate a simple loading dock and a kitchen addition, and second level small office and storage area.
2. The basement will be used for storage of stock materials, refrigerated and un-refrigerated, for use in the kitchen.
3. The second level will store dry stock materials for the kitchen and house offices for the owner, chefs of the restaurant and kitchen, and the administrative assistant /bookkeeper.
4. The main level will house a kitchen that besides its normal use will be used for supply of food to remote locations via the use of vans that will be able to park and load and unload at the loading dock. The loading dock is a low loading dock of 18" above ground.
5. There are currently three parking spaces with space for trash dumpsters and the proposed will have two parking spaces with space for trash dumpsters. Between the parking spaces will be a stripped no parking area to accommodate any needed emergency existing. The loading dock will extend along the south portion of the exterior of the east wall.
6. There are no proposed changes to the front courtyard and front face of the building.

PUD Map:

Topography:

1. The existing drainage from the site occurs from the building roof and the rear of the site to the alley. The proposed drainage from the site will be the same, no change to the historical drainage pattern.
2. The topography is relatively consistent across the back of the site, with a fairly uniform slope of topography from north to south with entire area of the site, rear portion of the property, sloping downwards towards the alley. The lowest portion of the site is that area along its eastern edge that meets the edge of the alley in a continuous, uniform manner.
3. The site, with this development, will continue to slope in the same manner although the proposed west edge of the parking area paving, as it meets the loading and east wall of the building will be lower by about six inches creating a slope of 2%.

Proposed Landuse:

1. No change of use.
2. Lot area is 0.129 Acres, 5,250 square feet.

Type and character of the proposed development:

(As stated above)

1. The planned development is intended to be a simple addition on the alley side of the property, with a basement to be used for storage, a main (ground level) to accommodate a simple loading dock and a kitchen addition, and second level small office and storage area.

2. The basement will be used for storage of stocked materials, refrigerated and un-refrigerated, for use in the kitchen.
3. The second level will store dry stock materials for the kitchen and house offices for the owner, chefs of the restaurant and kitchen, and the administrative assistant /bookkeeper.
4. The main level will house kitchen used the restaurant and for the supply of food to remote locations via the use of vans that will able to park and load and unload at the loading dock. The loading dock is a low loading dock of 18" above ground.
5. There are currently three parking spaces with space for trash dumpsters and the proposed will have three parking spaces with space for trash dumpsters. Between the parking spaces will a stripped no parking area to accommodate any needed emergency existing. The loading dock will extend along the south portion of the exterior of the east wall.
6. There are no proposed changes to the front courtyard and front face of the building.

The location of the existing streets:

Shown on the plan, 'Main Street'.

Public and Semipublic uses:

There are and there will be no public and semi-public uses.

Areas of State Interest:

There are no areas of state interest.

Stages of development:

Construction will be done as one process and not in stages.

General Conditions of the Development:

There will be no general conditions, only specific conditions. Please see drawings with dimensions and notations.

Existing and proposed utilities.

See PUD plan

Schedule of development:

Upon the approval of the PUD, the owner intends to proceed with the execution of the proposed addition described herein. The goal would be to complete the development by mid early November.

The construction will be accomplished in a single stage

2012 International Building Code

Occupancy Classification

Proposed kitchen:

Assembly Group F – 1, "...commercial kitchen not associated with restaurants, cafeterias, and similar dining facilities".

Existing restaurant kitchen:

Assembly Group A – 2

Type of Construction

Type V – A

Fire resistive Rating Requirements:

Primary structural frame	1 hr
Bearing walls:	
Exterior	1 hr
Interior	1 hr
Non bearing walls & partitions:	
Exterior	1 hr, terminating at bottom side of roof deck, no parapet
Interior	0
Floor Construction	1 hr
Roof Construction	1 hr
Fire (fire area) Barrier	2 hours walls (full height, deck to deck) and 1 hr door assembly
Roof assembly	Class A, 60 mill, EPDM - adhered, 120 mph wind rating

VICINITY MAP

GRANT AVE. ALLEY JEFFERSON AVE. ALLEY LAFARGE AVE. ALLEY MAIN ST. FRONT ST. PINE ST. EAST ST. SOUTH ST. WALNUT ST. SPRUCE ST. LEE AVE. SPRUCE ST. PARK COURTESY RD.

PROJECT SITE
808 MAIN ST.

MEMORY SQUARE PARK

GENERAL PROJECT INFORMATION	
PROJECT ADDRESS	808 MAIN STREET LOUISVILLE, COLORADO 80027
PROJECT DESCRIPTION	ADDITION TO EXISTING COMMERCIAL KITCHEN WITH ADDED BASEMENT STORAGE AND PARTIAL SECOND FLOOR
LEGAL DESCRIPTION	SOUTH 35 FEET OF LOT 8, BLOCK 2 TOWN LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
ZONING	CC - COMMERCIAL COMMUNITY OLD TOWN OVERLAY
CURRENT LAND SURVEY	ALTA / NSPS LAND TITLE SURVEY DATED JULY 1, 2017 BY FLATIRONS SURVEYING

NARRATIVE	
THE EXISTING RESTAURANT AT 808 MAIN STREET HAS A FULL SERVICE BAR, WAITING AREA, DINING AREA, AND KITCHEN. THE PROPOSED ADDITION IS TO ACCOMMODATE AN EXPANSION OF THE COMMERCIAL KITCHEN AND OFFICE SPACE DEDICATED TO RESTAURANT BUSINESS.	

SITE DATA				
	STANDARD	EXISTING	PROPOSED NEW	TOTAL
TOTAL SITE AREA	-	5,258 SF	5,258 SF	
FLOOR AREA				
BASEMENT	-	270 SF	581 SF	851 SF
GROUND FLOOR	-	3,112 SF	614 SF	3,725 SF
SECOND FLOOR	-	0 SF	922 SF	922 SF
TOTAL	-	3,382	2,117 SF	5,499 SF
BUILDING HEIGHT	35' MAX	12' - 8"	25' - 6"	
SETBACKS				
FRONT	0'	1' - 2"	1' - 2"	
SIDE - NORTH	0'	0'	0'	
SIDE - SOUTH	0'	0'	0'	
REAR	20'	37' - 11"	20' - 8"	

PARKING CALCULATIONS + FLOOR AREA	
FLOOR AREAS	
EXISTING FLOOR AREA	3,382 SF
NEW FLOOR AREA	2,117 SF
TOTAL FLOOR AREA SUBJECT TO PARKING REQUIREMENT	922 SF
EXCLUSIONS: - BASEMENT, - COMMERCIAL KITCHEN, - STAIRS, - BATHROOMS, - STORAGE	
LESS 999 SQUARE FEET	0 SF
1 SP / 500 SF OF NEW FLOOR AREA	0
EXISTING SPACES	2
SPACES PROVIDED	2 (EX. PARKING SPACES)

<h1>COMPLIANCE</h1>	
<p>DEVELOPMENT COMPLIES WITH ALL LAND USE AND DEVELOPMENT STANDARDS IN THE APPLICABLE CITY OF LOUISVILLE ZONING AND LAND USE REGULATIONS AND THE DESIGN HANDBOOK FOR DOWNTOWN LOUISVILLE</p>	

SHEET INDEX		
1	OF 8	COVER SHEET
2	OF 8	SITE PLAN
3	OF 8	UTILITY PLAN + GRADING PLAN
4	OF 8	BASEMENT + FIRST FLOOR PLANS
5	OF 8	SECOND FLOOR PLAN + TRASH ENCLOSURE ELEVATIONS
6	OF 8	BUILDING ELEVATIONS
7	OF 8	BUILDING ELEVATIONS
8	OF 8	PHOTOMETRIC PLAN

NOTES	
1.	NO REQUESTED WAIVERS
2.	BUILDINGS SHALL NOT EXCEED A F.A.R. OF 2.0 IN THE CORE AREA. THE PROPOSED F.A.R. IS 1.05.
3.	ADDITION IS DESIGNED AS A SIMPLE, RECTANGULAR STRUCTURE WITH A FLAT ROOF, PUSHED BACK FROM THE FRONT OF THE BUILDING.
4.	THE RATIO OF WINDOWS TO WALL SURFACE FOR THE WEST FACE OF THE ADDITION IS 1:10.
5.	BASEMENT LEVEL SPACE IS INTENDED SOLELY FOR STORAGE AND MECHANICAL EQUIPMENT. ANY CHANGE IN USE IS SUBJECT TO THE CITY'S REVIEW PROCESSES AND CONSIDERATION OF THE PROVISIONS SET FORTH UNDER SECTION 17.020.025 OF THE LOUISVILLE MUNICIPAL CODE - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.

SIGNATURES	
<p><u>OWNERSHIP SIGNATURE BLOCK:</u></p> <p>BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.</p> <p>WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____</p> <p>_____ OWNER NAME AND SIGNATURE</p> <p>_____ NOTARY NAME (NOTARY SEAL)</p> <p>_____ NOTARY SIGNATURE</p> <p>MY COMMISSION EXPIRES _____</p> <p><u>CITY COUNCIL CERTIFICATE:</u></p> <p>APPROVED THIS _____ DAY OF _____, 20 _____</p> <p>BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.</p> <p>BY _____ MAYOR</p> <p>BY _____ CITY CLERK</p> <p>RESOLUTION NO. _____, SERIES _____</p>	<p><u>CLERK AND RECORDER CERTIFICATE:</u></p> <p><u>(COUNTY OF BOULDER, STATE OF COLORADO)</u></p> <p>I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____. M.</p> <p>THIS _____ DAY OF _____, 20 _____</p> <p>AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID, _____ FILM NO. _____ RECEPTION</p> <p>BY _____ CLERK & RECORDER</p> <p>BY _____ DEPUTY</p> <p><u>PLANNING COMMISSION CERTIFICATE:</u></p> <p>APPROVED THIS _____ DAY OF _____, 20 _____</p> <p>BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.</p>



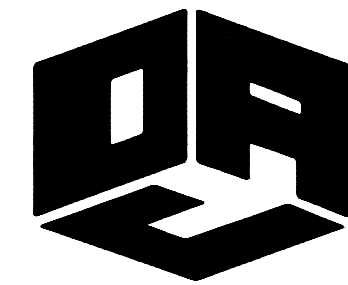
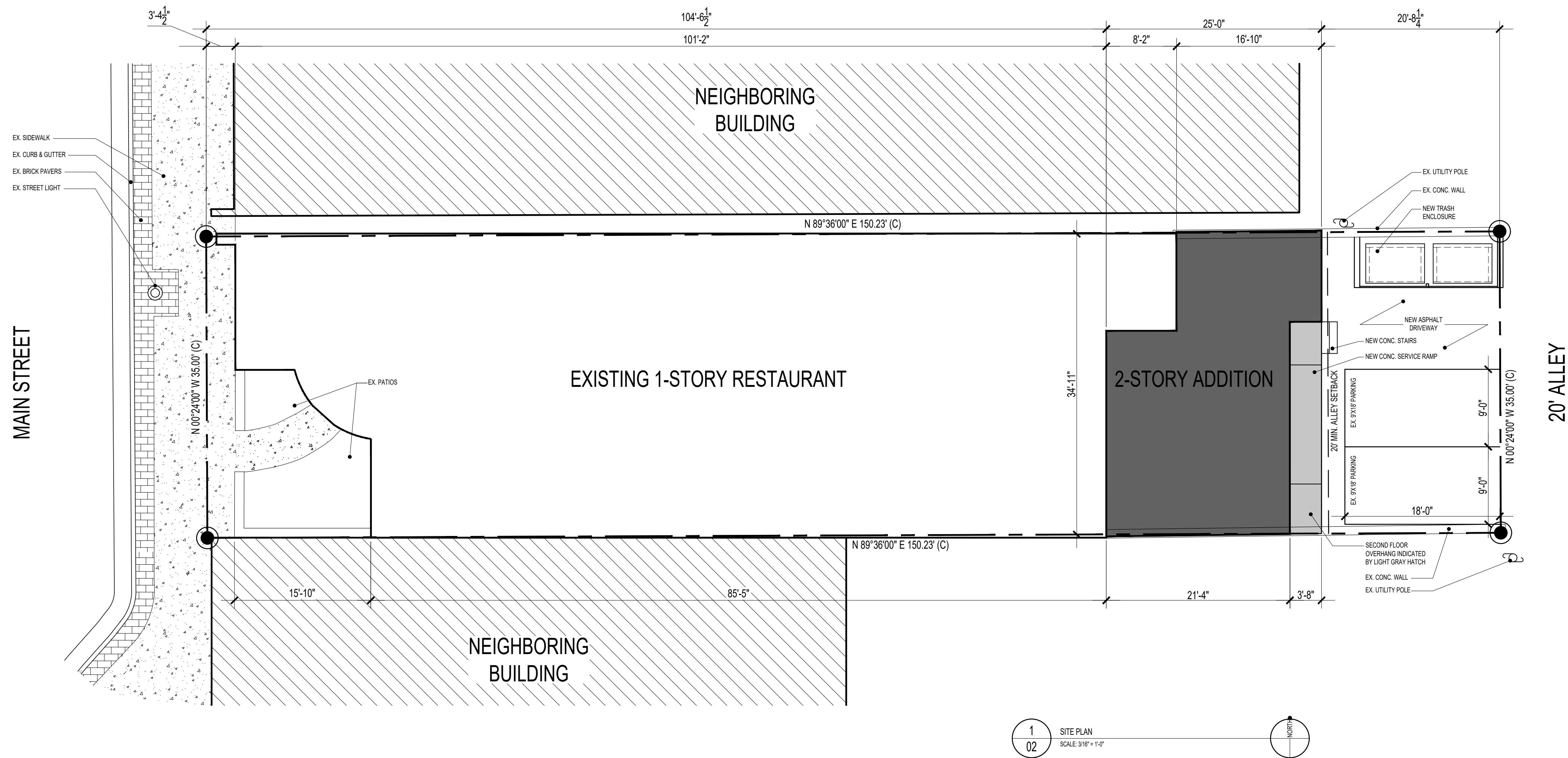
PROJECT
ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

COVER SHEET

SET	PUD SET
DATE	10/23/2017

DATE 10/23/2017

SHEET 1 OF 8



DAJDESIGN

922A MAIN STREET
LOUISVILLE, CO 80027
P: 303.527.1100
INFO@DAJDESIGN.COM

PROJECT
ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

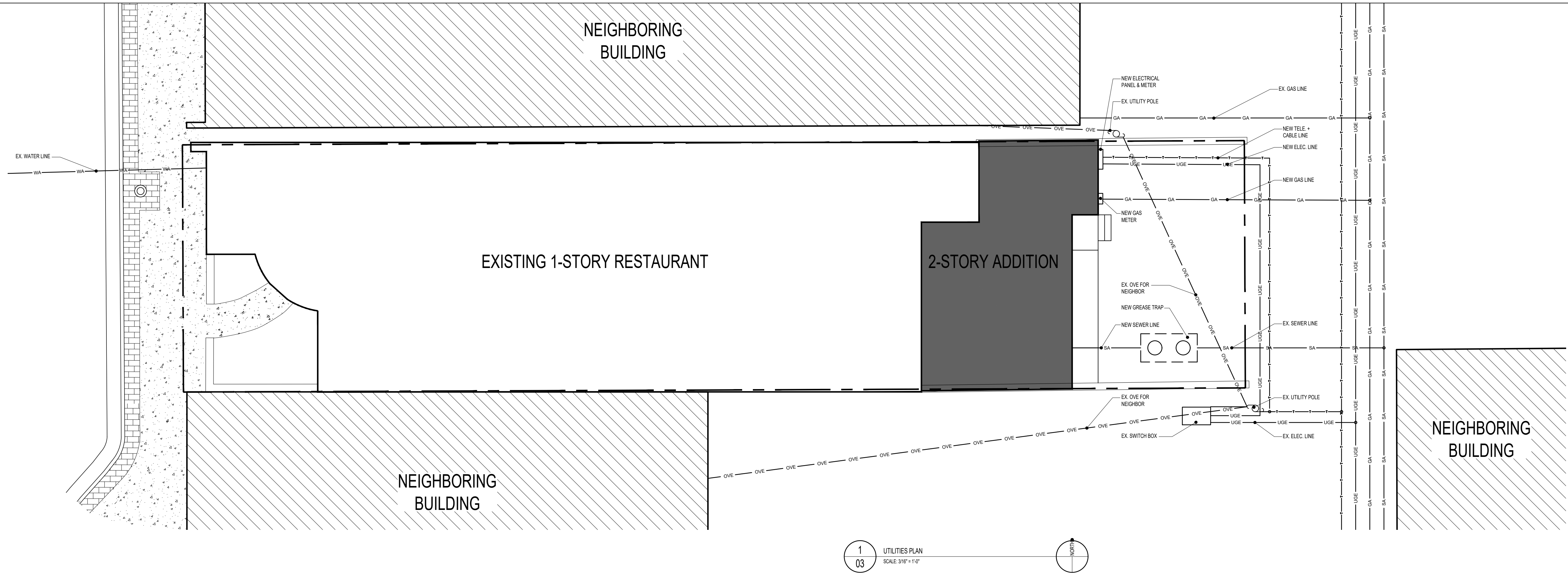
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SITE PLAN

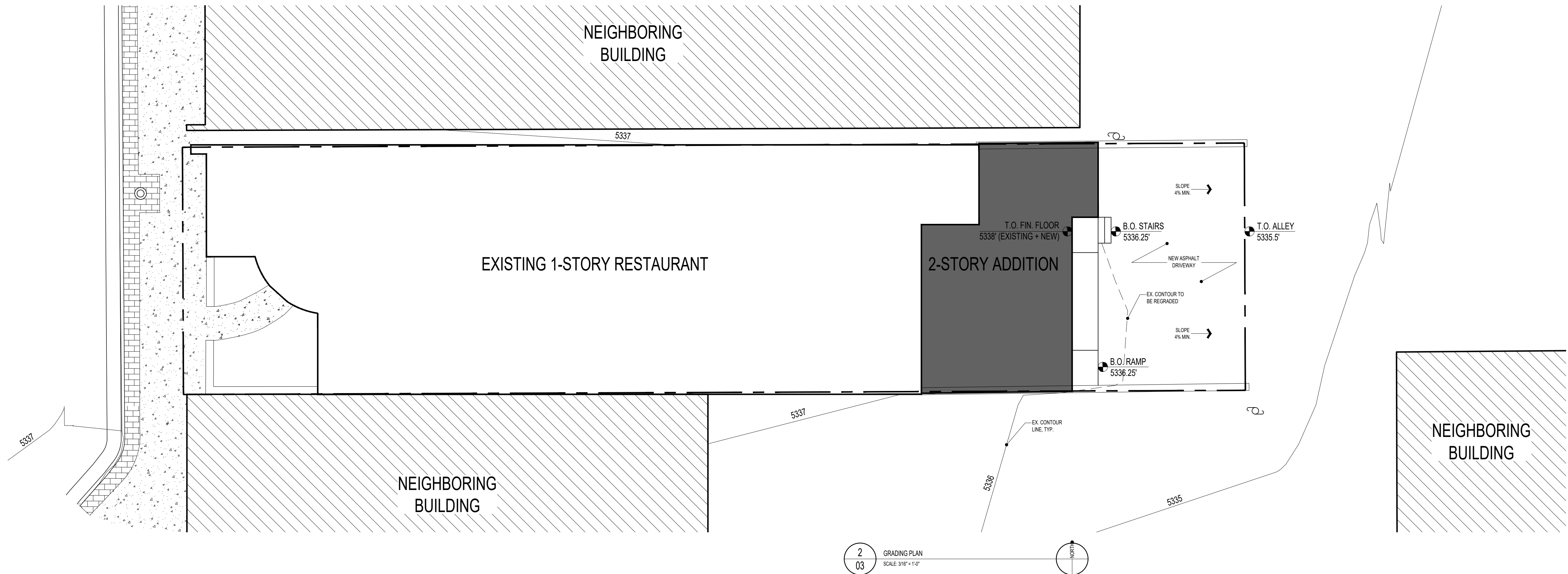
REVISIONS

SET PUD SET
DATE 10/23/2017

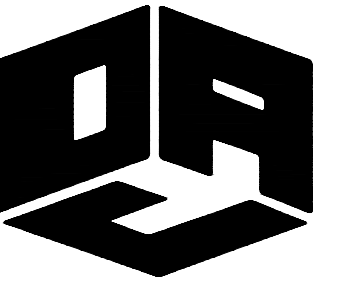
SHEET SHEET 2 OF 8



1
03 UTILITIES PLAN
SCALE: 3/16" = 1'-0"



2
03 GRADING PLAN
SCALE: 3/16" = 1'-0"



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PROJECT
**ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION**
808 MAIN STREET, LOUISVILLE, COLORADO

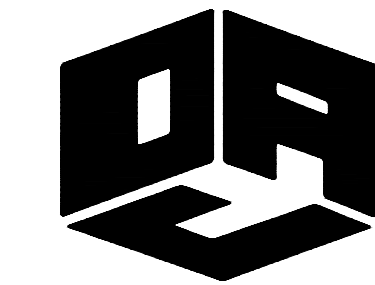
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**UTILITIES PLAN +
GRADING PLAN**

REVISIONS

BET PUD SET
DATE 10/23/2017

SHEET **SHEET 3 OF 8**



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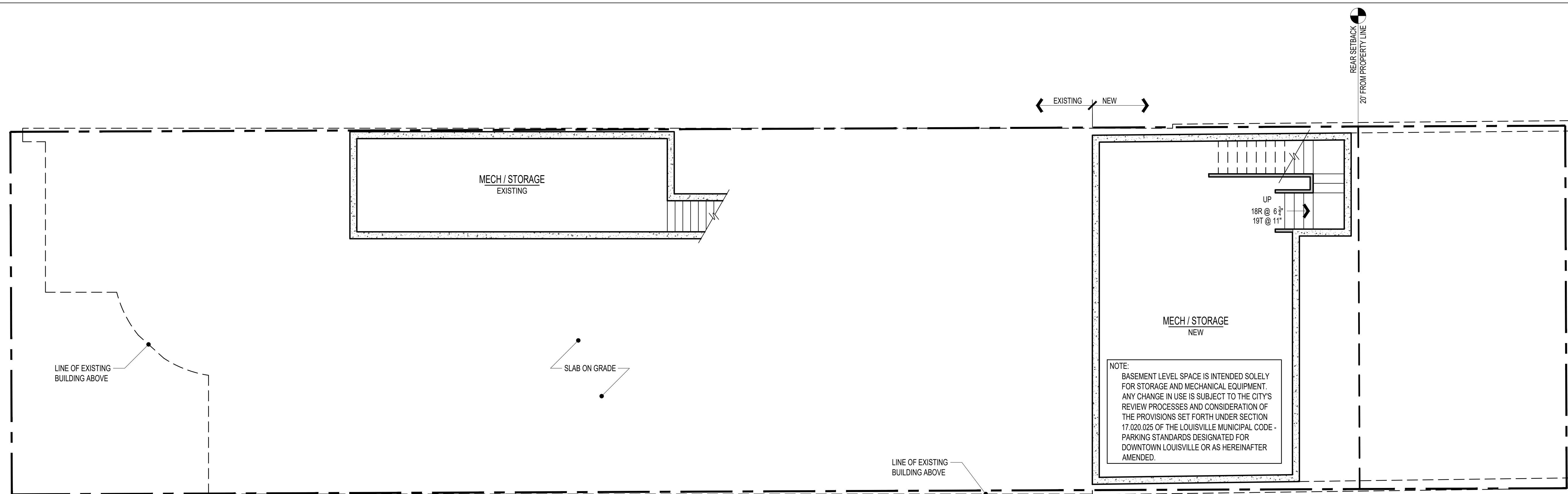
PROJECT
**ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION**
808 MAIN STREET, LOUISVILLE, COLORADO

DRAWING TITLE
**BASEMENT &
FIRST FLOOR
PLANS**

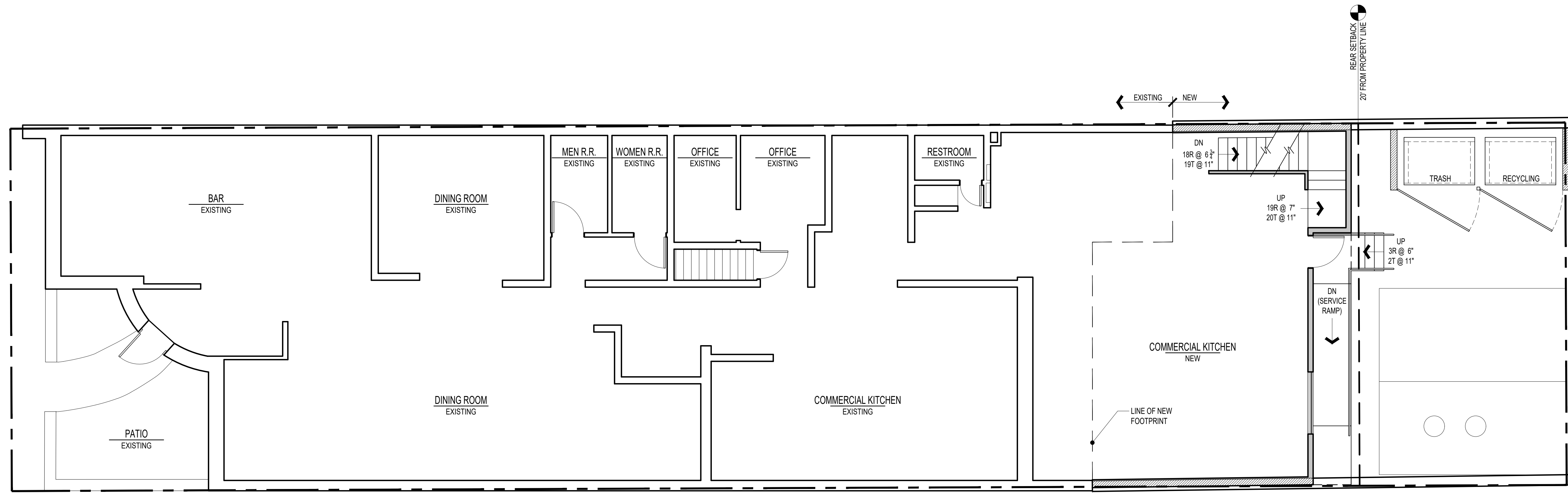
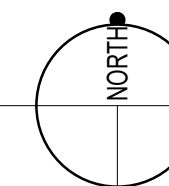
REVISIONS

SHEET
DATE
PUD SET
10/23/2017

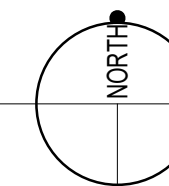
SHEET
SHEET 4 OF 8



1
04
BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



2
04
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





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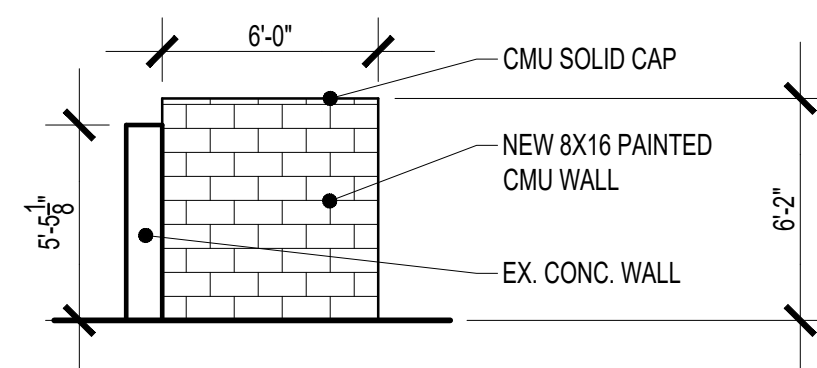
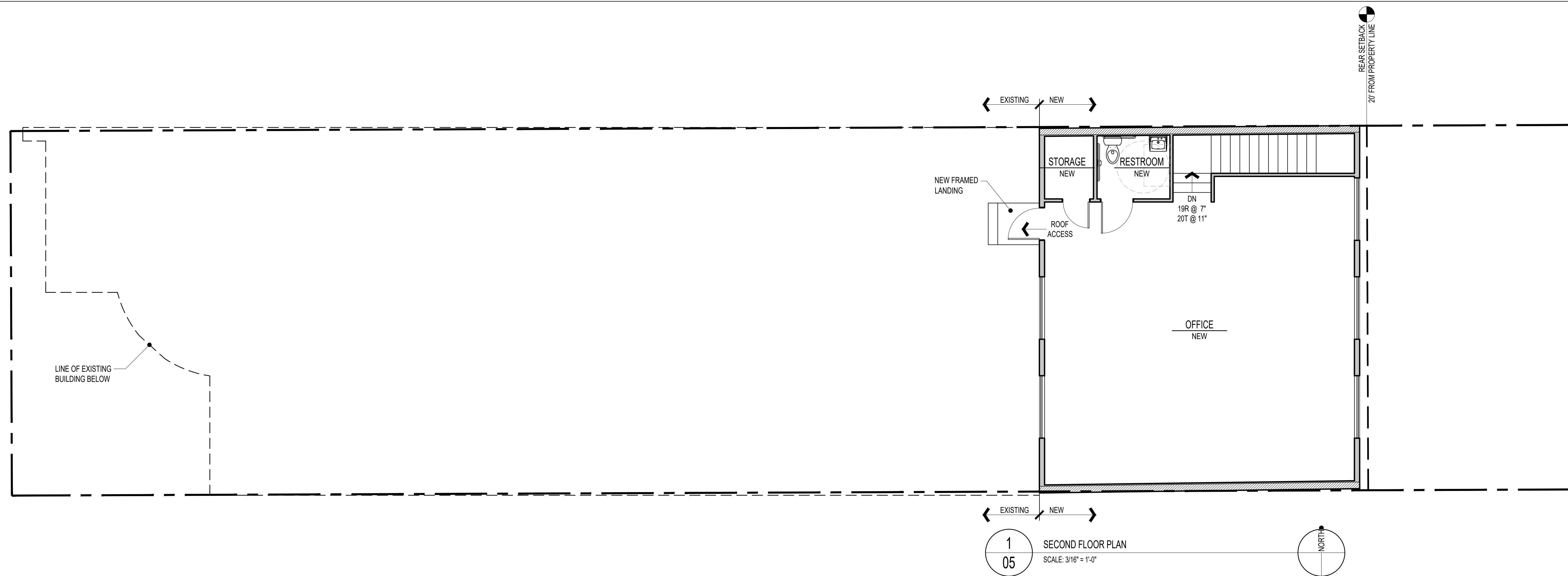
PROJECT
ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

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**SECOND FLOOR
PLAN + TRASH
ENCLOSURE**

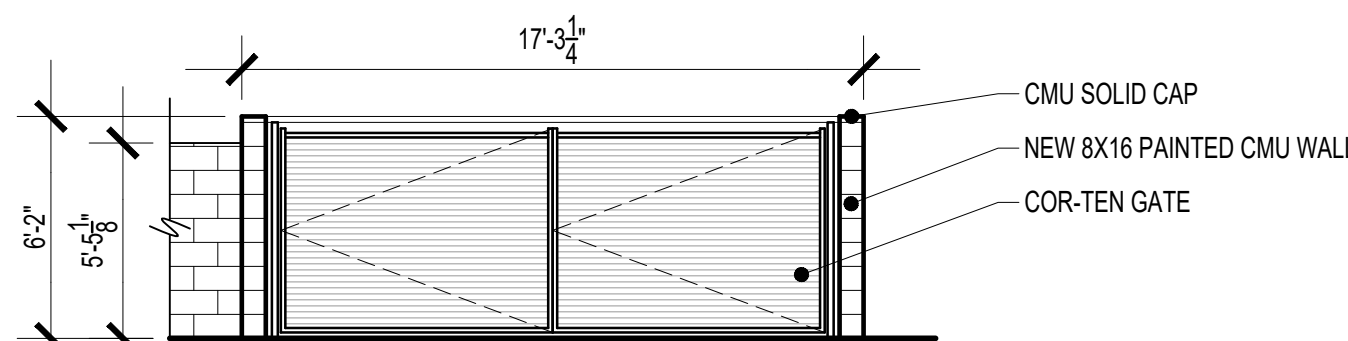
REVISIONS

SET PUD SET
DATE 10/23/2017

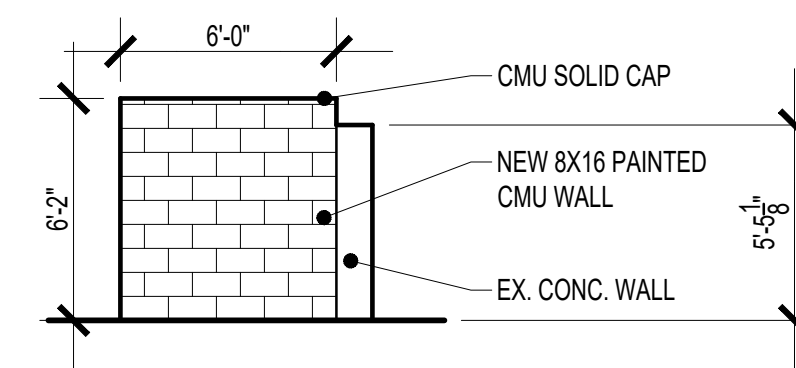
SHEET SHEET 5 OF 8



2
05 TRASH ENCLOSURE WEST ELEVATION
SCALE: 3/16" = 1'-0"



3
05 TRASH ENCLOSURE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

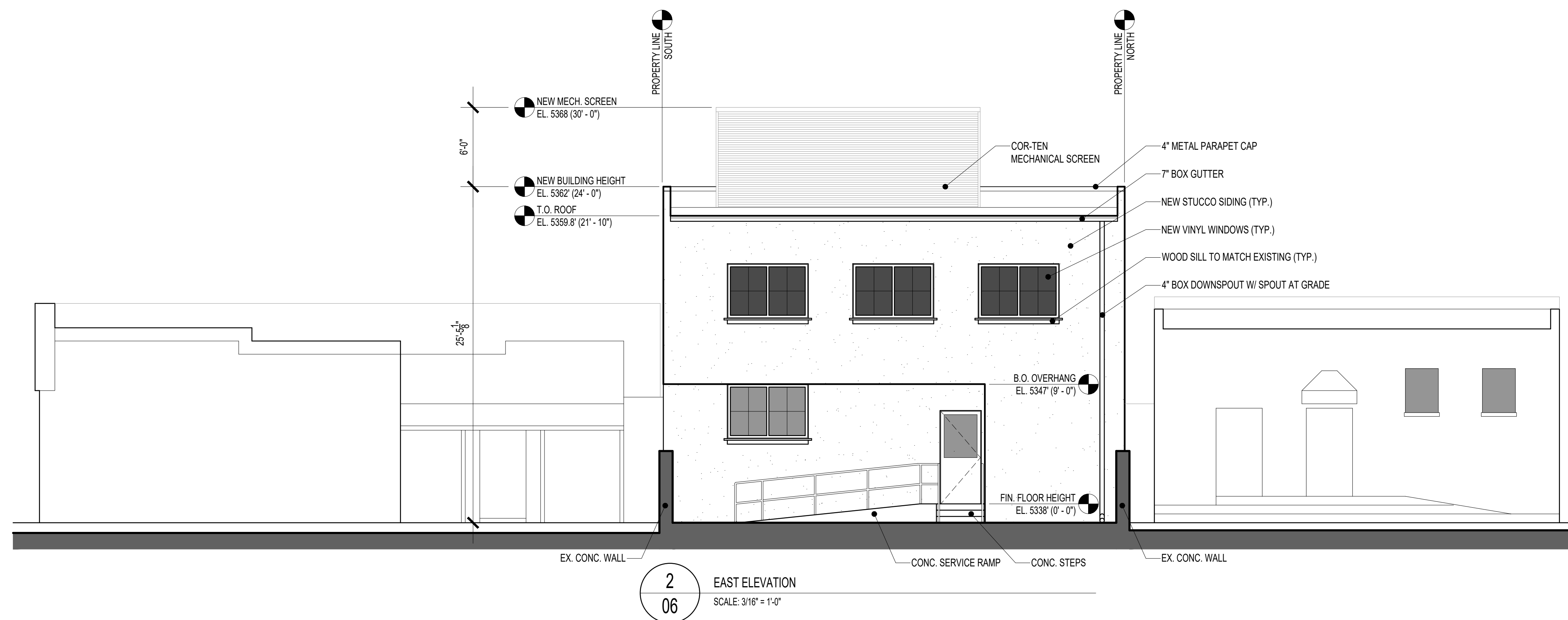
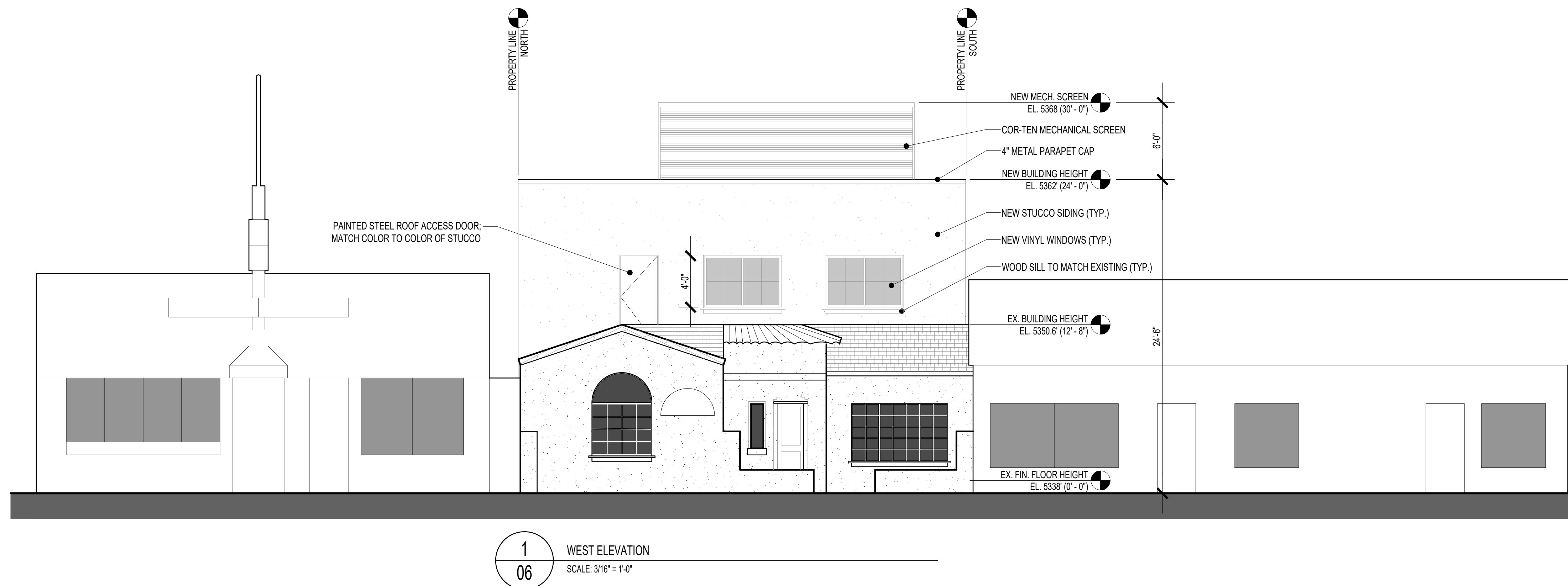


4
05 TRASH ENCLOSURE EAST ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT
ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

DRAWING TITLE
ELEVATIONS

REVISIONS

SET PUD SET
DATE 10/23/2017

SHEET SHEET 6 OF 8



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ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT
KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

PROJECT

DRAWING TITLE

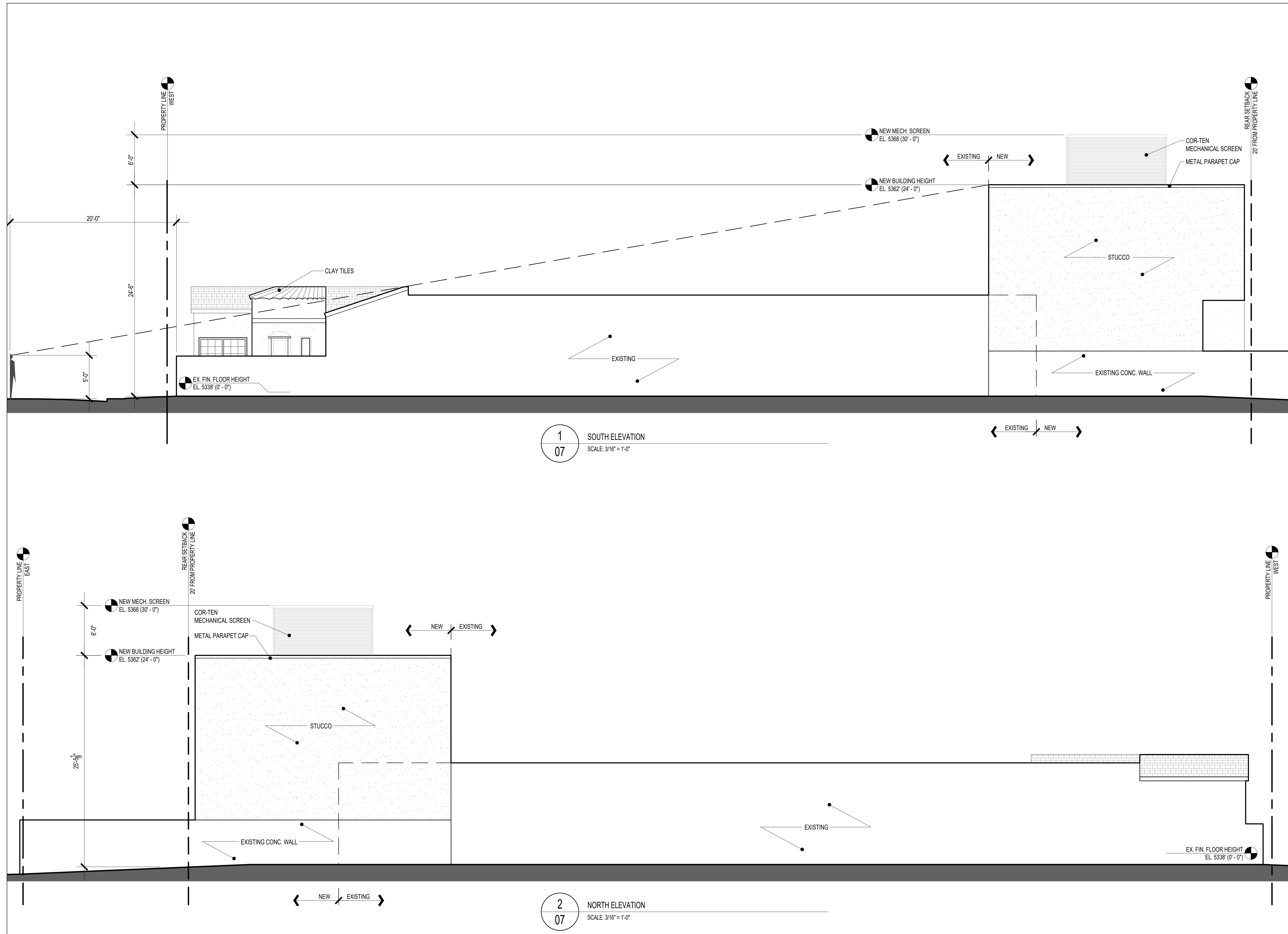
ELEVATIONS

REVISIONS

SET PUD SET

DATE 10/23/2017

SHEET SHEET 7 OF 8



LEGEND	
	MAIN DISTRIBUTION CENTER
	PANELBOARD
	ELECTRIC SERVICE METER
	CURRENT TRANSFORMER
	TRANSFORMER
	CONCEALED CIRCUIT
	UNDERFLOOR / UNDERGROUND CIRCUIT
	EXPOSED CIRCUIT
	WIREMOLD (SURFACE WIREWAY)
	PLUGMOLD
	HOMERRUN TO PANELBOARD (ONE ARROW / CKT, PNL & CKT #S SHOWN)
	CIRCUIT NUMBER(S) FOR SPECIFIED PANEL
	CONDUIT TURNS UP
	CONDUIT TURNS DOWN
	JUNCTION BOX
	PORCELAIN LAMP HOLDER (PC: PULL CHAIN)
	LIGHT FIXTURE, SURFACE MOUNTED
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXIT LIGHT, DIRECTIONAL ARROW
	BATTERY PACK
	SURFACE FLUORESCENT FIXTURE
	RECESSED FLUORESCENT FIXTURE
	SINGLE OUTLET, C-GLOCK (470°)
	DUPLEX RECEPTACLE (I: ISOLATED GROUND, S: SAFETY)
	DUPLEX RECEPTACLE - GFCI
	SPLIT WIRE DUPLEX
	QUADRAPLEX (DOUBLE DUPLEX)
	COMB. SWITCH / RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPECIAL PURPOSE (AS NOTED)
	TELEVISION OUTLET
	MOTOR OUTLET (470° - switched thermal overload)
	TELEPHONE TERMINAL
	TELEPHONE OUTLET
	FLOOR MTD. TELEPHONE OUTLET
	COMPUTER OUTLET
	COMB. TELE/COMPUTER OUTLET
	TOGGLE SWITCH (1-way, 2-way, 3-way, 4-way)
	MOTION DETECTOR
	DIMMER
	THERMOSTAT
	TIME SWITCH
	PHOTOCELL
	PUSH-BUTTON STATION
	SAFETY SWITCH
	MOTOR STARTER / LIGHTING CONTACTOR
	COMBINATION MOTOR STARTER
	RELAY
	FIRE ALARM CONTROL PANEL
	ANNUNCIATOR
	PULL STATION
	HORN
	HORN / LIGHT COMBINATION
	HORN / STROBE
	STROBE
	BELL
	OS & Y VALVE
	FLOW SWITCH
	ROOM DETECTOR (SMOKE)
	ROOM DETECTOR (THERMAL)
	DUCT DETECTOR
	REMOTE INDICATING LIGHT / TEST SWITCH
	DOOR HOLDER
	CHIME
	FUSED SWITCH
	CIRCUIT BREAKER
	GROUND CONNECTOR
	MECHANICAL EQUIPMENT
	DETAIL NOTE
	KITCHEN / MEDICAL EQUIPMENT
	EXISTING TO REMAIN
	EXISTING TO BE REPLACED
	EXISTING TO BE DEMOLISHED



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — **LP6LN (New Construction):** Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or 1" channel (3-bar fasteners, provides 3-3/4" total height adjustment).

60LR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARK clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL listed for through wire applications. Junction boxes equipped with two combination 1/2" x 3/4" and three 1/2" knockouts for straight through conduits and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 #6W conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

LED Trim: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the leakage of dust.

OPTICS — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general ambient lighting applications.

CR10-80.

ELECTRICAL — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

The system maintains 70% lumen output for more than 50,000 hours.

Input wattage for 1000L is 14.2W, 7.4 lumens per watt. Input wattage for 1500L is 18.8W, 8.5 lumens per watt.

Actual wattage may differ by +/-15% when operating between 120-277V +/-10%.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed.

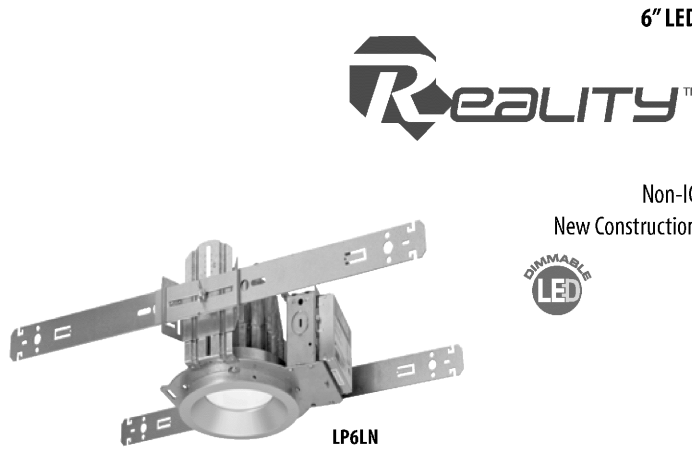
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/customerresources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-use environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number	
Notes	
Type	DD1



Specifications
Aperture: 4-3/8" (11.3)
Ceiling opening: 6-15/16" (17.6)
Overlap trim: 7-1/2" (19.1)
Height: 7" (17.8)

All dimensions are inches (centimeters) unless otherwise noted.

ORDERING INFORMATION		Load times will vary depending on options selected. Consult with your sales representative.							Example: REAL6C DGMW ESL 1500L 35K .95SC 277 LP6LN	
REAL6C D6		ESL	1000L	35K	.65SC	120	LP6LN			
Series/Finish		Type	Lumen output ¹	Color temperature	Distribution	Voltage	Mounting pan	Options		
Series		ESL	1000L 14.2W, 1000 lumens	27K 2700K	.65SC .65 Spacing criteria	120 277	LP6LN 1000L ¹	PFMW Matte white plastic Range ring		
REAL6C D6	6" open downlight						LP6LN 1500L ¹	PTBL Black plastic flange ring		
							6VLR 1500L ¹	ELR Emergency battery pack with remote test switch ⁴		
							6VLR 1500L ¹	GMF Single slow-blow fuse, must specify voltage		
							6VLR 1500L ¹	ISH Insect shield		

Accessories (Order as separate catalog number)	Notes
NPP16 D 16" light ¹ network relay pack with 0-10V dimming. Refer to 13.1.0.0.0	1 Total system nominal delivered lumens.
NPP16 D ER 16" light ¹ network relay pack with 0-10V dimming for emergency circuit operation. Refer to 13.1.0.0.0	2 Using step-down transformer reduces power draw by 15 watts.
	3 Lumens only required when ordered separately.
	4 Not available with 347V.
	5 For use with generator supply (M) power. Will require an emergency hot lead and normal hot lead.

DOWNLIGHTING REALITY 6-LED COMMERCIAL

LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CELLS (DEPTH)	MANUFACTURER/#	VOLT
DD1	14.2W LED 1000 LUM 3500K	6" RECESSED DOWNLIGHT, GALVANIZED STEEL FRAME, SOLITE GLASS LENS, WET LOCATION LISTED, TRIM COLOR BY ARCH	RECESSED (3-3/4")	LITHONIA REAL6C D6 _", ESL 1000L 35K .65SC 120 LP6LN 1000L (* FINISH BY ARCHITECT)	120

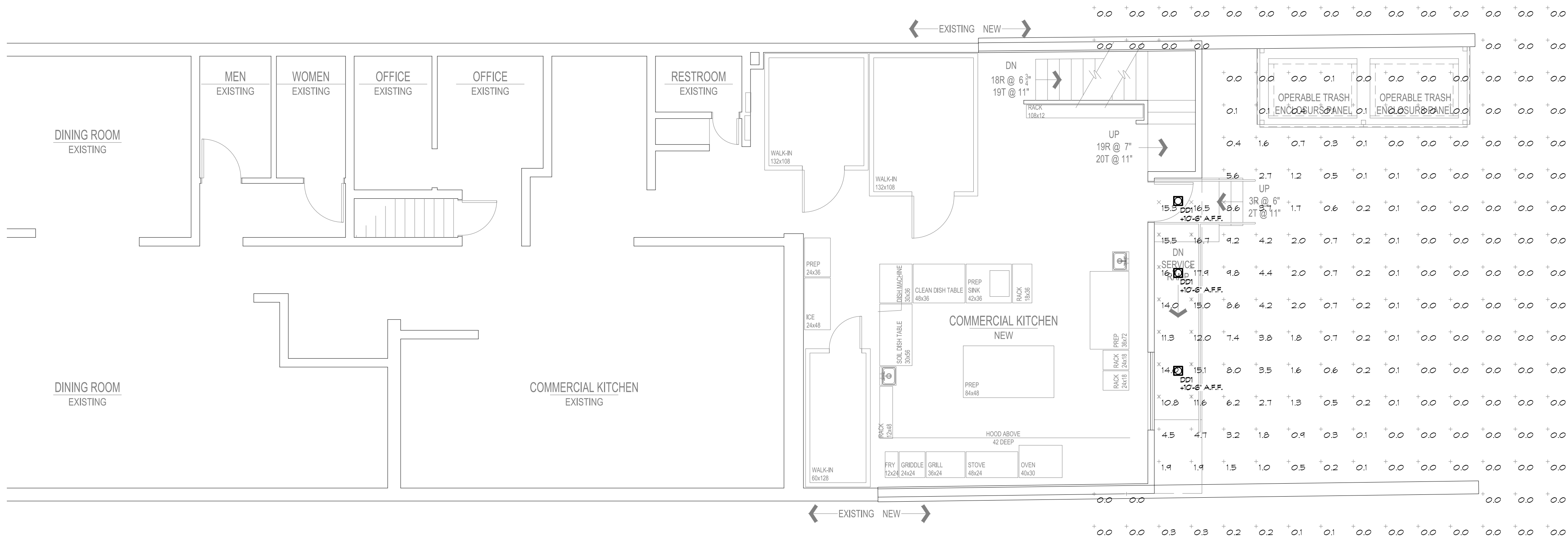
NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	1.4 FC	17.9 FC	0.0 FC	N/A	N/A
STAIRS	X	13.5 FC	16.5 FC	8.6 FC	1.9:1	1.6:1
RAMP	*	14.2 FC	17.9 FC	10.8 FC	1.7:1	1.3:1

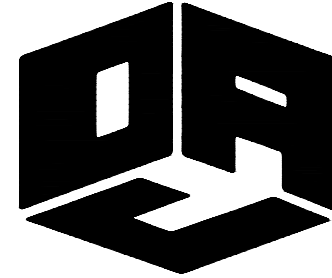
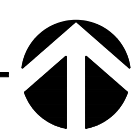
GENERAL NOTES

- A. EXTERIOR LIGHTS TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK; ON AT DUSK, OFF AT DAWN.



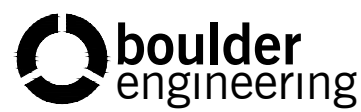
PHOTOMETRIC SITE PLAN

3/8" = 1'-0"



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plumbing, mechanical
and electrical

1717 15th Street
Boulder, CO 80302

303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

PROJECT ZUCCA RESTAURANT PLANNED UNIT DEVELOPMENT

KITCHEN ADDITION
808 MAIN STREET, LOUISVILLE, COLORADO

DRAWING TITLE

PHOTOMETRIC SITE PLAN

REVISIONS

SET PUD SET

DATE 10/23/2017

SHEET

SHEET 8 OF 10

Historic Preservation Commission

Meeting Minutes

March 20, 2017

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order – Chairperson **Haley** called the meeting to order at 6:30 pm.

Roll Call was taken and the following members were present:

Commission Members Present:	Lynda Haley Mike Koertje Cyndi Thomas Chuck Thomas Michael Ulm
Commission Members Absent:	Debbie Fahey Caleb Dickinson
Staff Members Present:	Lauren Trice, Planner II Susie Bye, Planning Clerk

Introduction:

Introduction of new Commission member, **Michael Ulm**. **Ulm** says I have lived in Louisville for almost four years. I live within the historic Overlay. I hope to learn something and become a positive contributor.

Approval of Agenda:

Chuck Thomas made a motion to approve the March 20, 2017 agenda, seconded by **Koertje**. Agenda approved by voice vote.

Approval of Meeting Minutes:

Cyndi Thomas made a motion to approve the February 13, 2017 minutes, seconded by **Koertje**. The minutes were approved as written by voice vote.

Public Comments: None

PUBLIC HEARING – 840 McKinley Avenue Demolition Update, #HIP-000017-2016

- Request to demolish the structures at 840 McKinley Avenue
- Reviewed by a subcommittee on December 16, 2016

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Trice presents brief presentation from Power Point.

- Constructed 1934
- Helburg/Callahan/Brugger family for over 60 years

City of Louisville

Planning Department	749 Main Street	Louisville CO 80027
303.335.4592 (phone)	303.335.4550 (fax)	www.ci.louisville.co.us

- Four gable roofs
- 3/1, double-hung windows, some paired
- Enclosed rear porch and extension of rear gable
- Small rear addition
- Vinyl siding
- 3 gable-roofed accessory structures
- January 9th - HPC placed the stay of 180 days (expires June 4th)
- Applicant provided additional information estimating the cost of rehabilitation at \$69,000
- HPC may release the permit or continue with the current stay

Applicant Presentation:

David and Jeannette Bangs, 529 Zircon Way, Superior, CO 80027

David Bangs speaks. I sent a letter and hope the HPC has had a chance to look at it and review details. **Lauren** has visited the property. We have spoken to a number of contractors and architects over 3-4 years, and now have more realistic costs of trying to retain some of the structure.

Commission Questions of Applicant:

Haley says the HPC appreciates the detailed expense report which is helpful.

Cyndi Thomas asks if you have looked into saving a portion of the house or building on to the back. Did that interest you?

Banks says it has been of interest. We have owned the property for 7 years, so we are not unaware or immune to the challenge of striking the balance of a complete demolition versus a complete refurbish versus a partial retention. We have seen all of that play out over the years. We have lived in the area for 15 years and have seen a lot of Old Town development and evolution. There is no joy here in the dilemma. The appeal of Old Town is Old Town with the history and architecture and the blend and mix. There are a lot of opinions of what is worthy of retention; what can be saved that is meaningful and significant. I have looked at what has been done to other properties and consulted with three architects. After some homes have retained parts of their structures, after 5 years, can you really tell? It is suggestive. It is about the reality of what could you retain and how much of that would resemble what is on the site today.

Haley asks regarding replacement of the sewer line, will that have to be done regardless?

Bangs says the cost per se is not the issue. It is how much of this original structure is truly original, could be retained, and how relevant or meaningful would it be in the final outcome.

Public Comment in Favor: None.

Public Comment Against: None.

Closed Public Hearing and Discussion by Commission:

Chuck Thomas says I don't think that \$69,000 is significant enough warrant to demolish this structure. The structure or a portion could be incorporated into an expanded structure. I appreciate that they have gone to the point of verifying the rehabilitation expense but it does not seem to be prohibitive. Perhaps other members disagree with me, because I could be persuaded to change my mind.

Koertje says I mostly agree with you. I did not find the cost information that compelling for a structure like this. This structure could be saved, rehabilitated, or partially reused. I think this will be a real loss to the neighborhood and to the City's historic resources. The applicant did look into it and the HPC did place a stay. The purpose of the stay is to look at alternatives. I am not sure if keeping the stay would serve any purpose.

Chuck Thomas says to leave the stay on for any more length of time would be redundant. I lament the fact that we were unpersuasive in terms of trying to save at least a portion of the structure, and have it incorporated into an architectural design. It could contribute to the historical character of the neighborhood.

Haley says I agree in the grand scheme of things. The financial cost is less than the social cost and historic cost of the house. I also agree that we have been as persuasive as possible.

Chuck Thomas says I suggest we remove the stay.

Cyndi Thomas says this is where our job gets difficult. We have this process and at the end, we know what can happen. We are probably just prolonging it. In my mind, it clearly has some architectural integrity. We need to be careful if we start to go down this road of knowing what the end product will look like, and how we continue to rule down the path in our consistency. I would caution us in that respect.

Koertje says unless we have a plan to move forward, there is no point in prolonging it.

Chuck Thomas makes a motion to remove the stay at **840 McKinley Avenue** and release the permit, seconded by **Koertje**. Roll call vote.

Name	Vote
Lynda Haley	No
Mike Koertje	Yes
Debbie Fahey	Absent
Cyndi Thomas	No
Chuck Thomas	Yes
Caleb Dickinson	Absent
Michael Ulm	Abstain
Motion passed/failed:	Tie

Motion results in a 2-2 tie. The stay remains in place, to expire on June 4, 2017.

PUBLIC HEARING – 836 Lincoln Avenue Demolition, Demolition #HIP-000037-2016

- Request to demolish the principal structure at 836 Lincoln Avenue
- Reviewed by a subcommittee on February 23, 2017

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Trice presents from Power Point:

- Constructed circa 1907
- Viggers family for 70 years
- One-story, gable structure
- Major alterations after 1977
 - Windows replaced
 - Siding replaced
 - Additional gable added
 - Bedroom added
 - Chimney added
- Two accessory structures along alley

Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.*

The structure was associated with the Viggers family for over 70 years.

- No architectural significance/integrity without significant restoration
- Property appears to be in good condition

- Minimal information on rehabilitation costs (sewer and furnace)

Staff Recommendations:

HPC may release the permit or place a stay on the application for up to 180 days from the date of application.

- A 180 day stay would expire on July 30, 2017

Staff recommends HPC release the permit based on the lack of architectural integrity

Commission Questions of Staff: None.

Applicant Presentation:

Dave Dupuis, 713 Spruce Street, Louisville, CO

I have no report to present but am available for questions.

Commission Questions of Applicant: None.

Public Comment in Favor: None.

Public Comment Against: None.

Closed Public Hearing and Discussion by Commission:

Chuck Thomas says after reading the Staff report, I agree with the Staff recommendation.

Koertje says weighing the factors we consider, this house has character and fits well within the neighborhood. It has very little architectural integrity. The windows have been replaced, the window openings are different, the chimney is different, and it has a second roofline in front. It has good social significance by our standards being the home of English immigrants. The basic structure is old enough. I am not sure it is landmark-able. It may or may not be a contributing structure to the historic district. The condition is fairly good. There is some restoration repair cost necessary. The major factor is the lack of architectural integrity. I am okay in releasing it.

Cyndi Thomas says I agree. The social significance is interesting but it is difficult to peel back to any architectural integrity. I think it is difficult to think there is probable cause.

Ulm says I agree. I am not sure what it adds to the neighborhood. If it doesn't get landmarked, whatever replaces it may still fit the neighborhood a bit better.

Haley says I agree with the lacking architectural integrity, the social history, and the context of the neighborhood. I agree it would take a lot of work to get the architectural integrity back to the original picture.

Koertje makes a motion to release the permit at **836 Lincoln Avenue**, seconded by **Chuck Thomas**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Mike Koertje	Yes
Debbie Fahey	N/a
Cyndi Thomas	Yes
Chuck Thomas	Yes
Caleb Dickinson	N/a
Michael Ulm	Yes
Motion passed/failed:	Pass

Motion passes 5-0.

Trice states that the role of the HPC is to make comments which will go to the applicant and Planning Commission and City Council. This is an opportunity to comment on projects that are within Downtown or Old Town or directly adjacent, and give feedback on how they affect historic preservation or specific historic preservation elements.

Referral – 808 Main Street PUD (Zucca)

Staff Report of Facts and Issues:

Trice presents from Power Point.

- Now Zucca Restaurant, was originally La Hacienda
- Constructed in 1947
- Mediterranean revival style
- Proposal is for a 2-story rear addition
- Addition does not impact the 1947 structure
- Addition completely to the rear of 1947 structure

Commission Comments:

Cyndi Thomas says it would be interesting to get social history on the building and understand if it is worthy of landmarking. Perhaps we can talk to the applicant to see if they are interested as they go through this process.

Trice says we have started the discussion. It will not be a part of this process. The property was surveyed in the 2000 survey.

Chuck Thomas says I have no objection to the proposal. It is set back from the front, and it preserves the existing façade which is important to me.

Koertje says if I have any concern, it is that the second story might loom over the building. Because it is set back, it may not be an issue. I am happy that the historic structure will remain. The setback will obscure the addition.

Applicant Presentation:

Vern Seieroe, Architect, 417 Vivian, Longmont, CO

The addition is set way back with only 23 feet to the alley from the back side. It is 20 feet in depth. This picture is deceiving because it is an elevation. When on the street, a pedestrian will see little of the second story because the front will cut it off.

Referral – 608 Main Street PUD (Voltage)

Staff Report of Facts and Issues:

Trice presents from Power Point.

- Known as the Blue Parrot parking lot and the existing red building to the south
- Existing structure constructed 1974
- Proposal is for a 2-story structure along Main Street
- Public parking lot along alley
- City Council approved a land swap so the property owner can get a portion along Main Street and the City will have a parking lot to the rear.

Commission Comments:

Ulm says can you explain about the waiver for the transition zone.

Trice says a portion of this structure is located in a transition zone because it is adjacent to a residential area. It is listed in the Downtown Design Guidelines and Framework Plan. The building spans both core Downtown and transition zone. There are some potential waivers that

need to be requested such as floor area ratios which are different in the core and transition zone and stepping a building down as it extends into this area. The Achtermann Chiropractic building is to the south. This new building will not be directly adjacent to residential. The residential is across Elm Street.

Ulm says the transition zone concerns me a bit, because it will be against a smaller scale building in height and size. The square footage does not bother me as much as the height adjacent to the building. I am concerned about a waiver for height.

Koertje says I think this proposal is out of scale for that site and that neighborhood. The sign does nothing for me. This is part of our historic Downtown and that design does nothing to reflect or honor it.

Trice says it is no taller than the newer buildings across the street where EyeWorks and Hair Culture are located.

Koertje says I am not a fan of that building. There is certainly precedent on that block.

Chuck Thomas says the design does not reflect the historic district. Part of the second floor could be stepped down but it would lose square footage. That is a possibility.

Trice says there are Downtown design guidelines but this is not of the HPC review.

Koertje asks if this building meets the Downtown design guidelines.

Trice says I have not done a full review and this is not my project. It is my understanding that it does. The second floor is stepped back and this is a big component of the Downtown design guidelines. It does have a clear pedestrian environment.

Chuck Thomas says the comments I have heard are: an issue about the transition of the property to the adjacent properties, and the design not reflecting the historic nature of the district. I support this statement from the HPC.

Haley says looking at the first story, the entrances are store frontage. The second story is jarring, but at street view, I wonder if it would be different. I am okay with the store fronts.

Koertje says I would not have a problem if this was only a single story building.

Ulm says the other jarring piece is the rear elevation. Because this project is open on the back side, it is part of the environment for everyone in the parking lots and from Front Street. It is a plain Jane-appearing building. The saving grace to the design is the lower portion on the front elevation. I think it is in scale with a retail operation. Some of the materials are little jarring, but the upper floor looks like a contemporary addition. I don't know if that is part of the guidelines that I would support if they are in place.

Chuck Thomas says I agree about the back side. It is just blank wall.

Trice says there is a reason for that. There are discussions about a parking garage going in that location. There is no fenestration on the back side.

Chuck Thomas says how likely is that discussion going to produce a parking structure. That is an adequate explanation but if it has not progressed to the point where it is a potential reality, there could be some delineation between the second and first floor in terms of material on the back side.

Discussion/Direction – Hecla Casino

Trice has no formal presentation. At their March 7, 2017 meeting, City Council reviewed a proposal from **Scott Simkus**, CEO and Founder of Social Equity Economic Development for Sustainability (SEEDS), to relocate the Hecla Casino building from 1800 Plaza Drive to 1528 Main Street. Mr. Simkus is requesting a partnership with the City of Louisville as well as financial assistance to preserve the historic Hecla Coal Mine building prior to August 2017. The proposal includes a \$500,000 request from the City to purchase the property and relocate the structure. The proposed location is outside of the area eligible for grant funding from the Historic Preservation Fund.

City Council requests the Historic Preservation Commission discuss whether Commission would support the use of the Historic Preservation funds for this project if the boundaries extended to include this property. This area at 1528 Main Street is located outside of the HPF area. There is no application before the HPC, but a request from CC.

Scott Simkus, Social Equity Economic Development for Sustainability (SEEDS), 941 W. Maple Court, Louisville, CO

I have been a resident of Louisville for 15 years and Boulder County for 24 years. I presented before the HPC in April 2016 to present alternatives on trying to find a location for the Hecla Casino in hopes of trying to preserve it from demolition. This building is located at 1800 Hecla Drive. It is the Balfour site scheduled for development this summer. Balfour has moved up their schedule to begin construction in July instead of August. Balfour is in favor as long as the house is moved when they start development. It was almost a decade ago when working for the County, we were trying to find a home for this building. In April 2016, I met with BVSD to see if they would entertain leasing a piece of their land, but it did not happen. Next door at 1517 Main Street was not feasible because of costs incurred with utilities. One month ago, 1528 Main Street came on the market. I am revisiting the feasibility of getting the building moved to that location. The seller of the property is interested and supportive in working with our nonprofit. She came to City Council on March 7th to show her support. We would buy her lot at \$460,000. She is asking \$475,000 and we have negotiated down to \$460,000. There is a short window if we can save the building. We would like to move the building to a permanent location. The homeowner says her parents bought the home in 1948 and she believes the home was moved to this location.

We need to collaborate with CDOT and BNSF railroad. CDOT walked the current building location and the proposed building location. I wrote a grant to BNSF asking for five times what they normally fund to cover the cost to temporarily take down two railroad gates in a half-hour period to move the building across the RR tracks. The plan is to return the building to its historic look and remove the screening from the front porch. The inside of the building would be updated and turned into a sustainability center for educating students. Financing is important. The project itself will cost approximately \$1.2 million. This building is a 2500 SF footprint. I have estimates from two house moving companies to move it. I paid a landscape architect to draw up a site plan, and they say the house will fit on the lot with a variance.

What has recently changed is that the Governor's Energy Office is sponsoring a project called PACE (property assessed clean energy). There is a tool that can be used by developers in public/private partnerships to secure capital assistance from private investors. It analyzes return on investment from the savings realized from energy improvements based on current operation and compares it to the delta of what metrics are gained as a result of modifying the building. The goal is for the building to be near zero energy. You can monetize that delta and use it as capital down payment for financing a loan up to 20 years. I have been certified as a contractor by attending their training class last week. I am asking the City for a \$500,000 commitment. Without this, the project does not happen.

Haley thanks **Simkus** for his presentation. We appreciate your work.

Koertje asks if this building is not moved, will it be torn down in July? **Simkus** says yes.

Koertje asks **Trice** what CC is considering.

Trice says CC must make the decision to invest the funds in order for it to move forward. It will not come from the HPF but from another source.

Chuck Thomas says if this building were in the historic district or were expanded, are they asking if we would be willing to reimburse the City.

Trice says it is theoretical at this point. CC is asking if you would support this project in moving the building to this location.

Koertje asks about the receiving site house. Is the house presently lived in? **Simkus** says yes.

Trice says we have not done a full history. There has not been a demolition permit. It is over 50 years and built before 1955. It would go through a demolition process. It could be landmarked but is not accessible to funding.

Simkus says my take away from CC is they need to hear what HPC's desires are. Then Staff would find the funds.

Koertje says this is a significant structure in Louisville that no one knows about. It may be the only remaining commercial structure associated with our coal mining history. It was 10 years ago when former Commissioner, **Heather Lewis**, put a lot of time into trying to save it. We are fortunate it is still here. If it were eligible for funding today, there is no question it is landmarkable and worthy of a grant. If CC is looking for HPC input regarding worthiness of the project, after the Grain Elevator, it is difficult to find a much more worthy structure. It will be lost otherwise.

Haley says a benefit of this project is that we have a use for it. We know what the use would be and it would benefit the City. It would be an economic advantage in addition to being a significant historic building. It is a worthy project and we have general consensus of the HPC.

Chuck Thomas says it appears we all are in support of trying to move this project forward.

Discussion/Direction – Historic Preservation Fund Tax Extension

HPC Language Discussion

The City Manager's office and the City Attorney are developing the draft ballot language for City Council to review. Based on previous discussions with the Historic Preservation Commission, the Commission would like to make the following changes to the existing ballot language:

- *Extending the boundaries to include the entire City*
This would allow properties outside of Downtown and Old Town to apply for Historic Preservation Funds. There are a few properties outside of the existing boundaries that chose not to landmark because they were not eligible for funding. Examples include 1515 Main Street and 307 Eisenhower Drive.
- *Include Louisville Historical Museum operations and management up to 20%*
This is based on previous discussions with the Historical Commission as they plan for the future of the Museum campus.
- *Any other changes?*

Koertje says extending the boundary to include the entire city is a great idea. I think it should have been done in the first place.

Trice says we have had several people inquiring about landmarking, found out they would not receive funds, and walked away. We had the Hoyle property at 10101 Dillon interested but we could not offer them any funding.

Ulm says is there no other mechanism to fund properties outside the boundary?

Trice says there are none, but they could get tax credits or apply for a State Historic Fund.

City Council Schedule

The City Council schedule to review the ballot language for the Historic Preservation Fund Tax Extension is as follows:

- May 2, 2017 - Regular Meeting Discussion
- May 16, 2017 – 1st Reading of Ballot Language (no hearing)

- July 5, 2017 – 2nd Reading of Ballot Language (public hearing)

After July 5th, the Historic Preservation Commission and Staff cannot advocate for the tax extension.

HPF Public Outreach

Staff worked with our marketing firm to develop a half-sheet brochure on the Historic Preservation Fund. In addition, we are working to create a 1-2 minute video that will be available by the beginning of May.

Discussion/Direction – 2017 Goals

There are several projects that Staff and the Historic Preservation Commission will continue to work on in 2017 as a part of Preservation Master Plan implementation. If there are any items that the Historic Preservation Commission would like to work on in 2017, they can be added to the list of items below:

1. Develop brochure for realtors
2. Develop brochure for Historic Preservation Fund
3. Create promotional materials for Revolving Loan Fund
4. “Funding Preservation at the Ballot Box” Session at CPI Saving Places Conference
5. HPC Members to attend CPI Saving Places Conference and CAMP Training
6. Develop 4 city-owned interpretive signs
7. Develop three historic context reports with PaleoWest, including public outreach
8. Curriculum for 4th grade debates in 2017
9. Utilize Engagement HQ online platform to collect stories
10. Operate booth at Farmer’s Market 2017
11. Celebrate Landmark Ceremony in May
 - o 721 Grant – Louisville Hospital
 - o 625 Lincoln – Gorce House
 - o 701 Garfield – Romeo House
 - o 725 Lincoln – Black Family House
12. Guided Architectural Walking Tour

Items from Staff

817 Main Street (Rex Theatre) Update

On March 7, 2017, City Council approved the Planned Unit Development Amendment and Special Review Use Amendment for 817 Main Street. The changes comply with the amended Conservation Easement approved by the Historic Preservation Commission and City Council in 2015. The Historical Commission approved the language for the two interpretive signs located on either side of the façade.

Stories in Places (Historic Context)

On March 3rd, the Historic Preservation Commission along with PaleoWest Archaeology participated in the First Friday Artwalk by hosting the Stories in Places Open House. Over 50 people attended the event, including lots of children. The photo booth with historic photo backgrounds was a huge hit. The project has an online presence through our new website: www.EngageLouisvilleCo.org. Please register and share your Louisville story.

Demolition Updates

901 Parkview Street

Staff and Commissioner **Chuck Thomas** met with the property owner on site and provided more information on historic preservation incentives. The stay on the property expired on March 13, 2017.

1436 Cannon Street

Staff, Commissioner **Chuck Thomas**, and Commissioner **Dickinson** met with the applicant on site to explore design alternatives. The owners of 1436 Cannon Street are still interested in returning to the Historic Preservation Commission with more information. The stay would expire on May 14, 2017.

825 Lee Avenue (Miner's Cabins)

The Miner's Cabins relocation proposal is on the City Council agenda for discussion on March 21, 2017.

515 Jefferson Avenue

On December 16, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request for a demolition permit to demolish the structure at 515 Jefferson Avenue. After deliberation, the HPC subcommittee decided to release the permit because of the minimal level of architectural integrity.

Upcoming Schedule

April

17th Historic Preservation Commission Meeting, 6:30 pm, Council Chambers

May (Preservation Month)

2nd Historic Preservation Tax Discussion at City Council, 7 pm, Council Chambers

13th Louisville Landmarking Ceremony, 10 am, TBD

15th Historic Preservation Commission Meeting, 6:30 pm, Council Chambers

16th Historic Preservation Tax 1st Reading at City Council, 7 pm, Council Chambers

20th Boulder County Preservation Forum, TBD, Lyons

June

19th Historic Preservation Commission Meeting, 6:30 pm, Council Chambers

24th Guided Architectural Tour, TBD

July

5th Historic Preservation Tax 2nd Reading at City Council, 7 pm, Council Chambers
(Ballot Language Set)

Cyndi Thomas asks about the walking tour.

Trice says there is greater work being done to update the zoning maps with GIS consultant. As a part of that, our landmark walking tour was wrapped into that. All will go live together, hopefully in the next month. It is part of the same platform.

Updates from Commission Members:

Chuck Thomas says I went to the March Historic Commission meeting. They have several new members. They are interested in the types of issues the HPC typically sees. I told them the HPC has had an increase in demolition requests and stays. The leads to the issue of how many structures will be left having historical significance that the HPC has not already acted on. How does that bode for the future in terms of how many structures can we landmark since we have seen more demolitions than landmarking. There was general concern. The new members are on the same page in terms of extending the HPF tax as it is of benefit to them as well.

Discussion Items for Next Meeting:

Water Tap Fees

Discussion Items for future meetings:

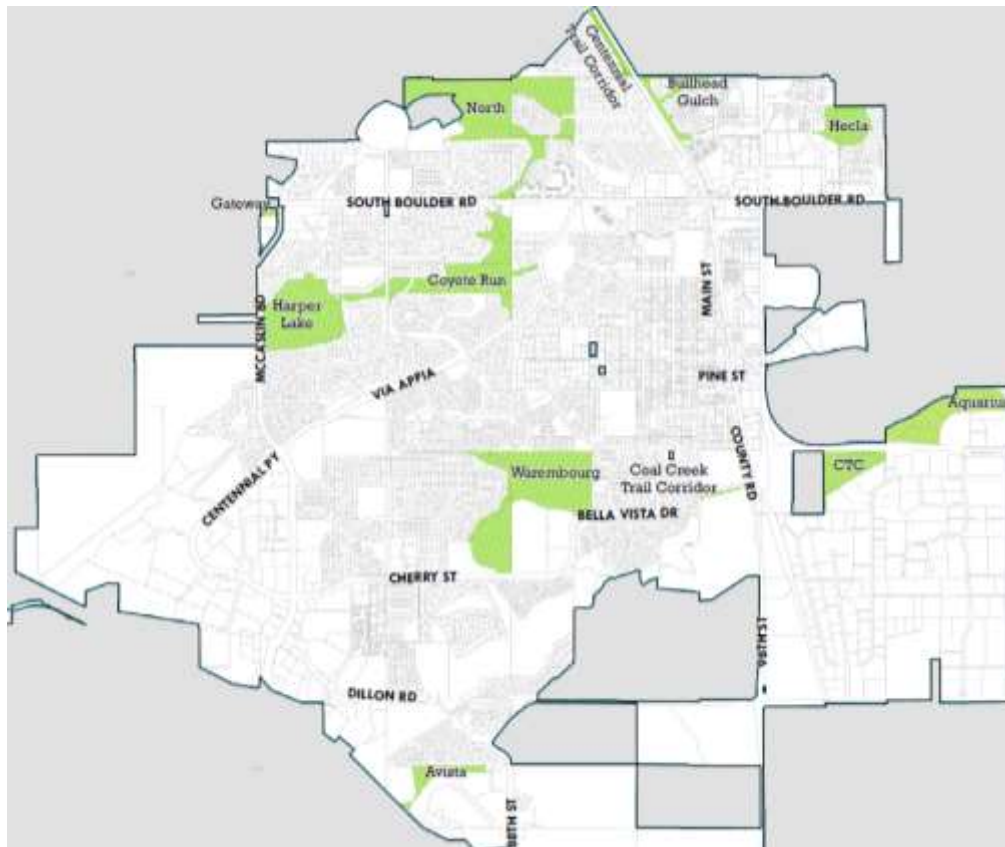
Water Tap Fees

Hecla Casino Update

Adjourn:

Chuck Thomas makes motion to adjourn the meeting, seconded by **Koertje**. The meeting was adjourned at 8:15 pm.

ITEM:	ZON-0099-2017: Open Space Zone Change
PLANNER:	Lisa Ritchie, Associate Planner
OWNER:	City of Louisville
REPRESENTATIVE:	Ember Brignell, Open Space Manager City of Louisville, Colorado
EXISTING ZONING:	Various Residential, Commercial, Industrial, and Agriculture Zone Districts
LOCATION:	Designated open space areas including Avista, Gateway, Warembourg, CTC, Bullhead Gulch, Hecla, Coal Creek Trail Corridor, North, Centennial Trail Corridor, Harper Lake, Coyote Run, and Aquarius. See map below and legal descriptions attached.
REQUEST:	Approval of Resolution No. 23, Series 2017, a request to rezone certain city-owned property from various residential, agricultural, commercial and industrial zone districts to the open space zone district.



SUMMARY: The applicant, the City of Louisville, requests to rezone certain city-owned properties from various residential, commercial, agricultural and industrial zone districts to the Open Space Zone District. A map reflecting the existing zoning of the subject properties is provided as an attachment.

BACKGROUND: Section 15-3 (b) of the Louisville Charter states: “*The City's ordinances shall provide for an open space zone district into which shall be placed all land which is located wholly within the City and which has been designated as open space....*” Article 15 of the City Charter is provided as an attachment.

On August 2nd, 2011, the Planning and Parks & Recreation Departments, in collaboration with the Planning Commission and the Open Space Advisory Board (OSAB), recommended amendments to the Louisville Municipal Code establishing the Open Space Zone District, which the City Council subsequently approved (Ordinance No. 1597 and No. 1597, Series 2011). As a first step to comply with City Charter, in 2011, City Council rezoned Davidson Mesa, Damyanovich and Hillside Open Space properties to the Open Space Zone District (Ordinance No. 1597, Series 2011).

In order to continue moving towards compliance with City Charter, on July 12, 2017, OSAB reviewed and recommended property for consideration of a zone change to the Open Space Zone District. A map reflecting their recommendations is provided as an attachment. On October 10, 2017, City Council discussed the OSAB recommendations during a study session and provided feedback that staff bring forth the recommended properties for zone change consideration.

PROPOSAL: The application proposes to rezone numerous city-owned properties to the Open Space Zone District. The City currently manages the designated properties as open space, and this proposal simply serves to align the zoning of these properties with provisions in the City Charter. This zone change will not require any change in management or use. The LMC refers to Article 15 of the City Charter for provisions regarding the use and management of open space lands.

At this time, staff is not bringing forth every property that may be recommended for the open space zone district because the remaining properties require either survey work to confirm the boundaries, or further discussion by OSAB and the Parks and Public Landscaping Advisory Board (PPLAB) on whether they should be designated as open space.

ANALYSIS:

The proposal is subject to Section 17.44.050 of the Louisville Municipal Code, the Declaration of Policy for Rezoning. One or more of the following criteria must be met to approve a rezoning:

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan.

There is no evidence that the properties were zoned in error. As presently zoned, the zoning designations for all subject properties are inconsistent with the policies and goals of the City's Comprehensive Plan. The Comprehensive Plan includes a Framework which includes all the subject properties as Louisville Open Space. The plan includes the following, *"Louisville's open space and recreational amenities are among the most highly valued features of the City. These include the City's recreation center, parks, fields, pools, trails, and open spaces as well as services such as classes, leagues, and senior services. These amenities contribute greatly to the quality of life in Louisville and steps should be taken to ensure they continue to do so."* **Staff finds the first part of this criterion not applicable. Staff finds proposal meets the second part of this criterion.**

2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area.

Staff finds that the areas for which rezoning is requested have changed so that the public interest no longer supports residential, agricultural, commercial or industrial development. The requested zone change will serve to align the zoning with the current public interest supported by the City policies for open space designation and management practices of the subject properties. **Staff finds this criterion is met.**

3. The proposed rezoning is necessary to provide land for a community-related use which was not anticipated at the time of the adoption of the city's comprehensive plan, and such rezoning will be consistent with the policies and goals of the comprehensive plan.

The proposed rezoning is consistent with the Framework in the City's Comprehensive Plan, and was contemplated in the City's Comprehensive Plan. **Staff finds this criterion is met.**

4. The rezoning would only permit development which, if evaluated as a proposed annexation under the annexation standards and procedures codified in Title 16, would qualify for annexation.

The properties are already annexed and within the corporate limits of the City of Louisville. **Staff finds this criterion is not applicable.**

STAFF RECOMMENDATION:

Staff finds that the application as submitted meets the applicable criteria in the Louisville Municipal Code and recommends approval of Resolution 23, Series 2017 to rezone certain city-owned properties to the Open Space Zone District.

ATTACHMENTS:

1. Resolution No. 23, Series 2017

2. Article 15 of the City Charter
3. Existing Zoning Map
4. OSAB Open Space Recommendation
5. Application
6. Subject Property Exhibits

**RESOLUTION NO. 23
SERIES 2017**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST TO REZONE
CERTAIN CITY-OWNED PROPERTY FROM VARIOUS RESIDENTIAL,
AGRICULTURAL, COMMERCIAL, AND INDUSTRIAL ZONE DISTRICTS TO THE
OPEN SPACE ZONE DISTRICT.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a request to rezone certain city-owned property shown in Exhibit A from various Residential, Agricultural, Commercial, and Industrial Zone Districts to the Open Space Zone District; and

WHEREAS, the City Staff has reviewed the information submitted and found that the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code and the City Charter; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on November 9, 2017, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 9, 2017.

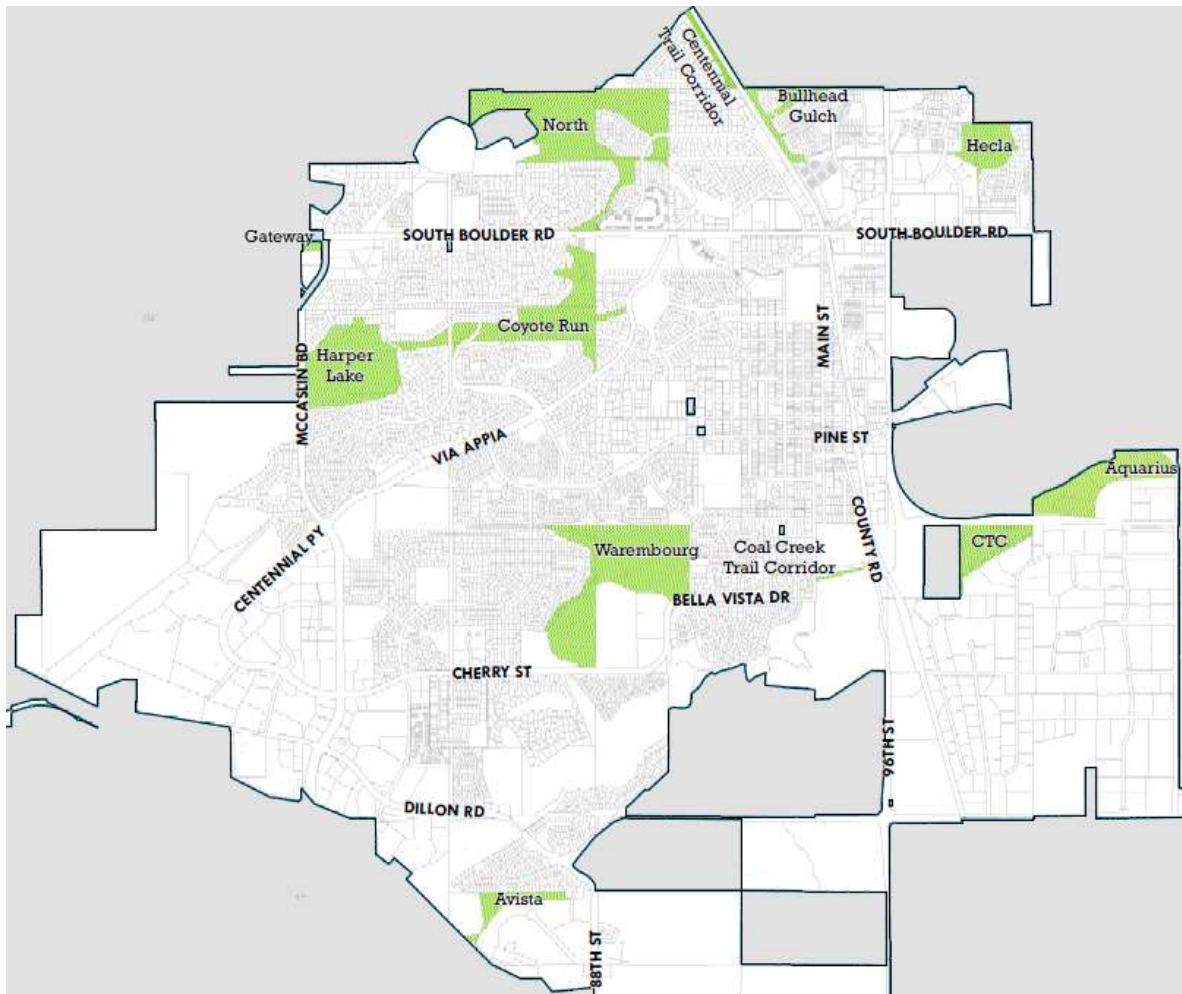
NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request to rezone certain city-owned property shown in Exhibit A from various Residential, Agricultural, Commercial, and Industrial Zone Districts to the Open Space Zone District.

PASSED AND ADOPTED this 9th day of November, 2017.

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis, Secretary
Planning Commission

Exhibit A



granted by the City Council by ordinance. Any ordinance granting, renewing or amending a franchise shall be subject to a referendum, notwithstanding any emergency declaration in the ordinance, if one is filed in accordance with the procedures and requirements set forth in this Charter. If such an election is ordered, the grantee of such franchise shall deposit the cost of the election with the City Clerk in an amount determined by the City Clerk.

Section 14-2. Revocable Permits or Licenses.

Except as otherwise provided in this Charter, the City may grant a permit or license at any time for the temporary use or occupation of any street, alley, other public way, or City-owned place. Any such permit or license shall be revocable by the City at any time and without cause, whether or not such right to revoke is expressly reserved in the permit or license.

ARTICLE 15

OPEN SPACE

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish management standards for City-owned open space lands that:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) Preserve and promote native plants, native wildlife, and their habitats; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

Section 15-2. Open Space Article - Definitions.

As used in this article, the following terms shall have the following meanings:

- (a) "Agricultural uses" means the use of land for grazing and for growing and cultivation of crops and plants.
- (b) "Native plants" means plant species that occur naturally in Louisville habitats without direct or indirect human actions.
- (c) "Native wildlife" means animal species that occur naturally in Louisville habitats without direct or indirect human actions.

(d) "Open space" or "open space land" means land that is included in the open space zone district pursuant to Section 15-3.

(e) "Passive recreation activities" means recreational activities that are determined by the City Council, after consideration of the recommendations of the Open Space Advisory Board, to have minimal harmful effects on native plants and native wildlife.

Section 15-3. Open Space Zone District.

(a) The City Council, after considering the recommendations of the Open Space Advisory Board, shall establish and from time to time update an inventory of each parcel of vacant land owned in whole or in part by the City, and determine whether the parcel shall be designated as open space land.

(b) The City's ordinances shall provide for an open space zone district into which shall be placed all land which is located wholly within the City and which has been designated as open space in accordance with Subsection (a). With respect to any such land that is owned by the City jointly with another governmental entity, the City shall endeavor in good faith to obtain the consent of such governmental entity to place the land into the open space zone district.

(c) The use of land in the open space zone district shall be in accordance with the classification and management requirements of Section 15-4. Subject to such requirements, the City Council may regulate specific activities on land in the open space zone district, after considering the recommendations of the Open Space Advisory Board.

(d) No land which has been placed in the open space zone district shall be rezoned or placed into any other zone district without the approval of the registered electors.

Section 15-4. Classification and Management of Open Space Land.

(a) It is intended that the various classifications of open space provided for in this section will require management policies specifically designed to provide an appropriate level of protection for each classification.

(b) The City shall place open space in and manage open space according to the following classifications, as further delineated by ordinance:

(1) Open Space-Preserve Land.

(A) Land under this classification shall be characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where Open Space-Preserve land is adjacent to other open space or other City-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the Open Space-Preserve land.

(B) This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential, and ecologically sound agricultural use. Management of City-owned lands surrounding Open Space-Preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.

(C) Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.

(D) When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance.

(2) Open Space-Protected Land.

(A) Land under this classification shall be characterized by a moderate to high level of relative ecological importance with higher levels of habitat fragmentation.

(B) This land shall be managed in the same manner as Open Space-Preserve Land, except that management may permit passive recreation activities so long as:

(i) The passive recreation activities are designed to encourage resource protection, long-term ecological viability of native plants and native wildlife, restoration, ecologically sensitive agricultural use, research, and education; and

(ii) The recreational impacts are contained in order to prevent any adverse effect on Open Space-Preserve land.

(C) Moderate to moderately high visitation levels may be permitted in this classification.

(D) When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to

sustaining the area or item of ecological importance.

(3) Open Space-Visitor Land.

(A) Land under this classification shall be characterized by a lower level of relative ecological importance with higher levels of habitat fragmentation.

(B) Open Space-Visitor Land shall be managed so that recreational opportunities are designed to encourage resource protection with minimal landscaping using native plants and limited irrigation.

(C) Moderate to high levels of visitation may be permitted in this classification.

(4) Open Space-Other Lands.

(A) Open Space-Other Lands shall be managed to include construction of entryway features and trail rests, planting of trees, and other buffer plantings. Reasonable attempts shall be made to minimize the impact of entryway features and trail rests on the land, and to use native trees and plants.

(B) High levels of visitation and passive recreation activities consistent with existing patterns may be permitted in this classification.

(c) Once placed into one of the classifications described in Subsection (b), no open space shall be placed into a less protected classification except by an ordinance approved by at least two-thirds (2/3) of the entire City Council. Before approving any such ordinance, the Council shall consider any recommendations of the Open Space Advisory Board provided within thirty (30) days after the Council's request for such recommendations. Such an ordinance shall be subject to the rights of initiative and referendum in the manner set forth in Article 7 of this Charter, whether or not the ordinance is legislative in character.

(d) The City shall not use any lethal method to control or manage native wildlife on any open space land unless the City has first made good faith efforts to use non-lethal methods. In addition, the City shall not use relocation or lethal methods against any species of native wildlife on any open space land if that action would result in the elimination of that species from all open space.

(e) Nothing in Subsection (d) shall prohibit the use of relocation or lethal methods on any open space land to control or manage native wildlife for the immediate protection of human health and safety.

(f) The City shall not use pesticides, herbicides and other similar chemicals on open space land unless:

(1) The City reasonably determines that other non-toxic remedies will have little opportunity for success; or

(2) They are required by state law or federal law.

(g) In representing the City's position for the management of any open space land which is located outside the City, or is owned by the City jointly with another governmental entity, the City shall endeavor in good faith to manage such lands consistent with the standards for management of City open space set forth in this section. No substantive change in the use of such land shall be approved by the City unless it has been referred to the Open Space Advisory Board for review and recommendations.

Section 15-5. Open Space - Effect of Article.

Nothing in this article shall be construed to:

(a) Affect or limit the safe and efficient operation, construction and maintenance of the City's water, sewer, drainage, and flood control systems and infrastructure; except that the City shall make reasonable efforts to mitigate the impact of such operation, construction, and maintenance on open space;

(b) Prohibit the use of wheelchairs and similar devices on open space by persons with disabilities;

(c) Affect or limit the City's authority to approve the reasonable use of motorized vehicles on open space for maintenance activities or emergency services, or for purposes of compliance with legal access agreements;

(d) With respect to open space lands which are jointly owned by the City with another governmental entity and which are the subject of an intergovernmental agreement or a conservation easement, affect or limit the management of such lands in accordance with the terms of such agreement or easement;

(e) Affect or limit the City's authority to obtain and follow the recommendations of the Colorado Division of Wildlife with respect to the management and control of large game animals and large non-game animals that are occasionally found on City open space; or

(f) Require any level of budgetary appropriations with regard to the matters addressed in this article.

Section 15-6. Open Space -- Transfer of Interest.

(a) Except as provided in Subsection (b), the approval of the registered electors shall be required for:

(1) The sale, lease, trade, or other transfer or conveyance of any open space land; or

(2) The grant of a license or easement to use any open space land.

(b) No approval of the registered electors shall be required for:

(1) The grant of a lease for agricultural uses on open space land, but only to permit the continuation of agricultural uses that existed prior to the City's acquisition of the land;

(2) The grant of a non-exclusive license, easement, or permit for the undergrounding of utilities on open space land. The grantee of the license or easement shall restore all disturbances to the land resulting from the grantee's activities; or

(3) The transfer of any property interest in or relating to open space land that substantially and directly advances the open space goals set forth in Section 15-1, by an ordinance approved by at least two-thirds (2/3) of the entire City Council following favorable recommendation by the Open Space Advisory Board. Such an ordinance shall be subject to the rights of initiative and referendum in the manner set forth in Article 7 of this Charter, whether or not the ordinance is legislative in character.

ARTICLE 16

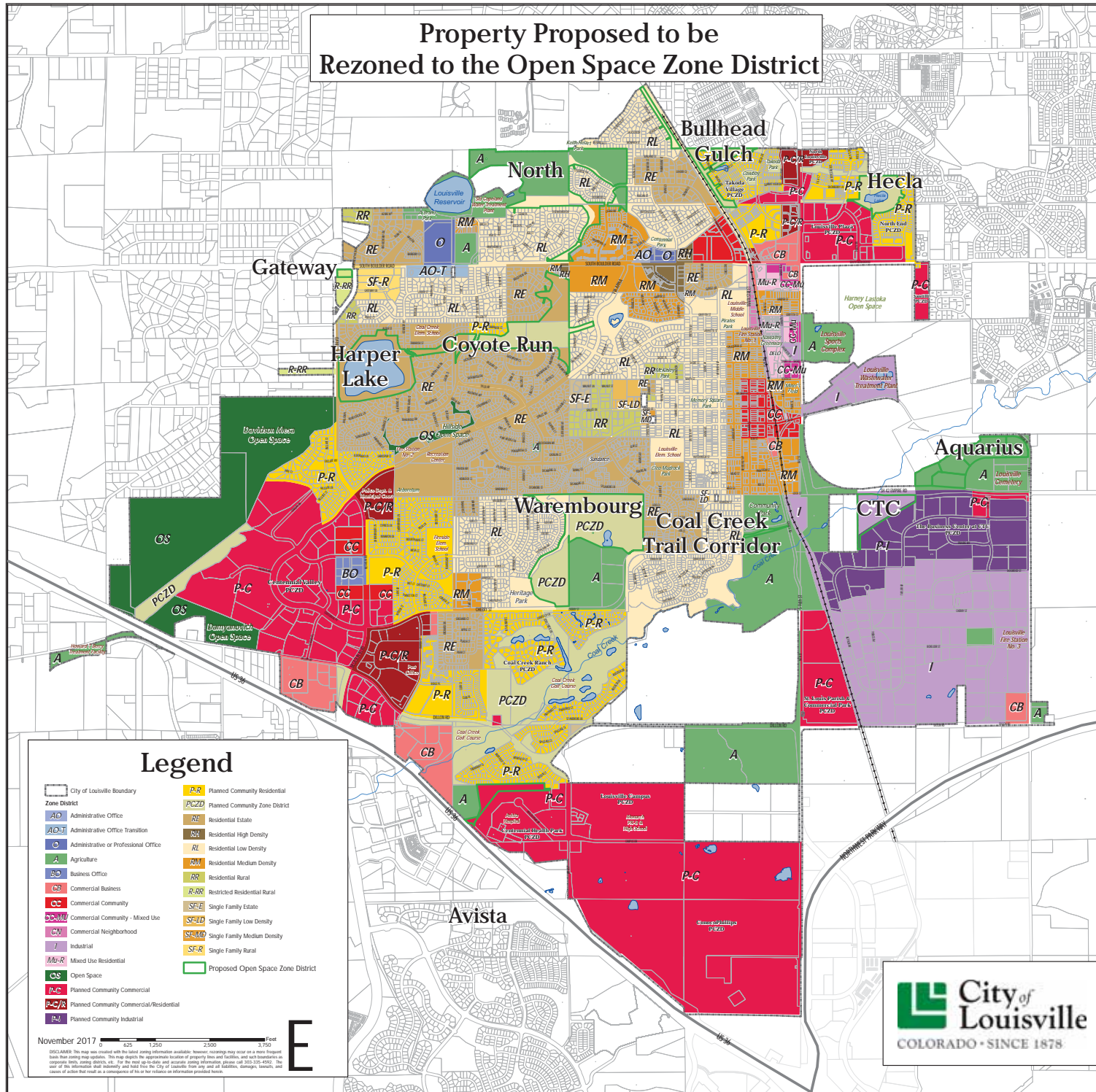
MISCELLANEOUS PROVISIONS

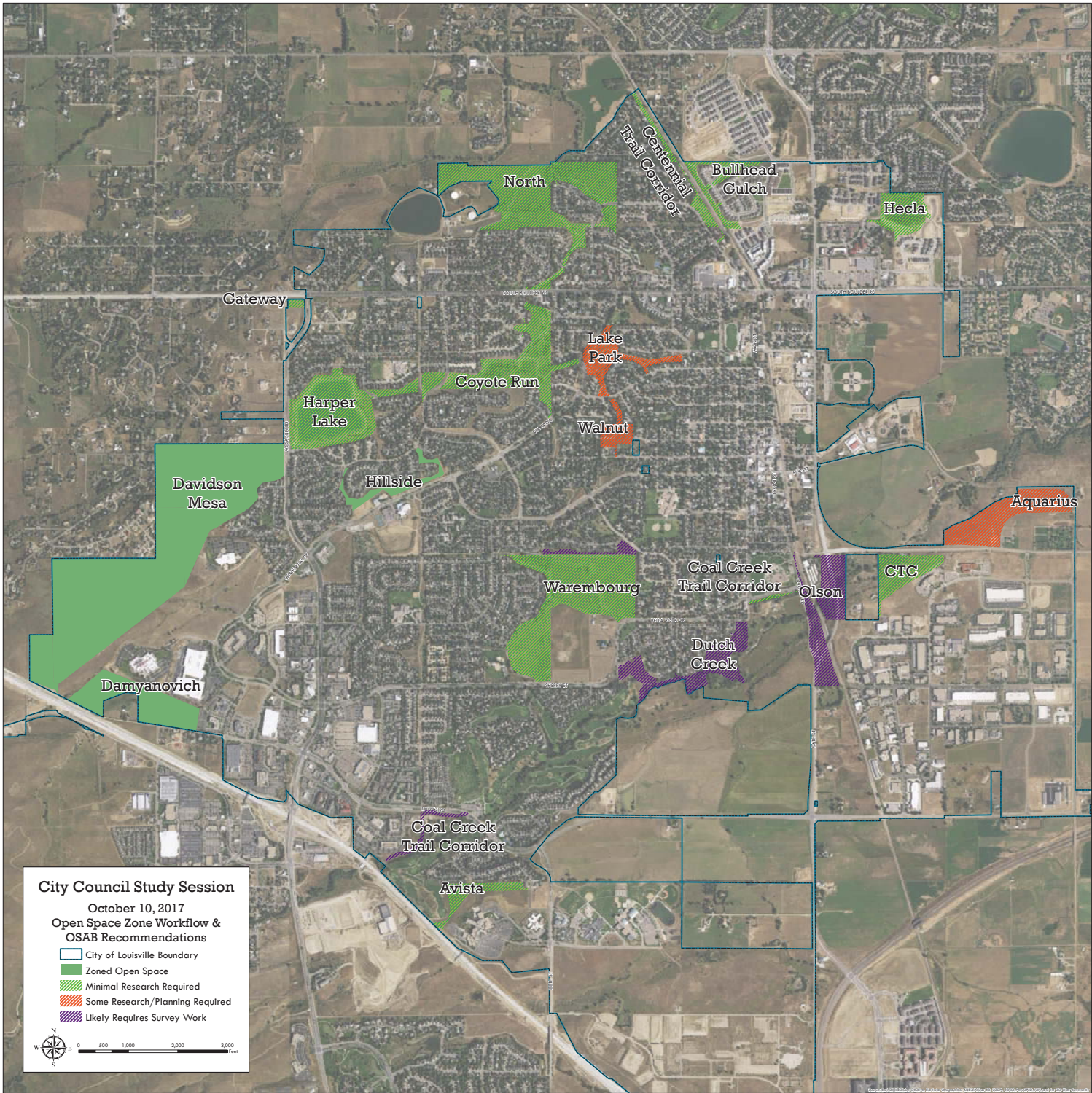
Section 16-1. Interpretation.

(a) Except as otherwise specifically provided in or indicated by the context, all words used in this Charter indicating the present tense shall not be limited to the time of the adoption of this Charter, but shall extend to and include the time of the happening of any event or requirement for which provision is made in this Charter.

(b) Except as otherwise specifically provided in or indicated by the context, the singular number shall include the plural, the plural shall include the singular, and the word "person" may extend and be applied to bodies politic and corporate and to partnerships as well as individuals.

Property Proposed to be Rezoned to the Open Space Zone District





LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: City of Louisville
Contact: Joe Stevens
Address: 749 Main Street
Louisville, CO 80027
Mailing Address: 749 Main Street
Louisville, CO
Telephone: 303-335-4731
Fax: 303-335-4738
Email: _____

OWNER INFORMATION

Firm: City of Louisville
Contact: Joe Stevens
Address: 749 Main Street
Louisville, CO 80027
Mailing Address: 749 Main Street
Louisville, CO 80027
Telephone: 303-335-4731
Fax: 303-335-4738
Email: joe@louisvilleco.gov

REPRESENTATIVE INFORMATION

Firm: City of Louisville
Contact: Ember Brignull
Address: 749 Main Street
Louisville, CO 80027
Mailing Address: 749 Main Street
Louisville, CO 80027
Telephone: 303-335-4729
Fax: 303-335-4758
Email: emberb@louisville.gov

PROPERTY INFORMATION

Common Address: Louisville open space/series
Legal Description: Lot _____ Blk _____
Subdivision _____
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION


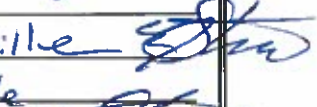

- ☐ Annexation
- ☒ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: An application to rezone parcels, as shown on attached map, to OPEN SPACE

Current zoning: _____ Proposed zoning: OS

SIGNATURES & DATE

Applicant: Joe Stevens 
Print: Joe Stevens
Owner: City of Louisville 
Print: City of Louisville
Representative: Joe Stevens 
Print: Joe Stevens

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____




Aquarius Open Space

EMPIRE RD

104TH ST

CTCIBD

TAYLOR

-  Aquarius
-  City of Louisville Boundary
-  Property Line



Source: Esri, DigitalGlobe, GeoEye, Earthstar/Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Avista Open Space

TURNBERRY CT




TROON CT

ST ANDREWS LN

HEALTH PARK DR

88TH ST

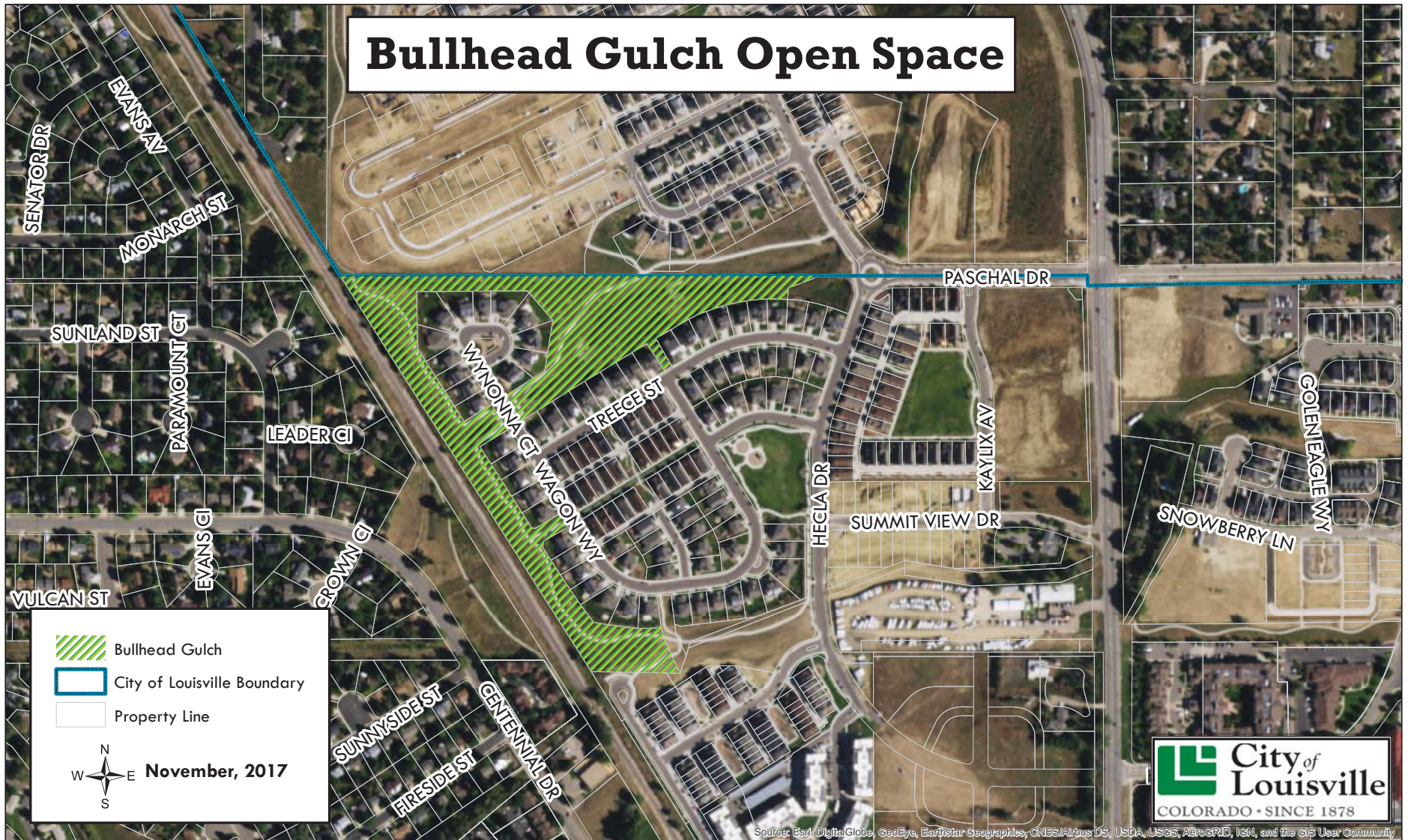
CAMPUS DR

-  City of Louisville Boundary
-  Property Line
-  Avista Open Space

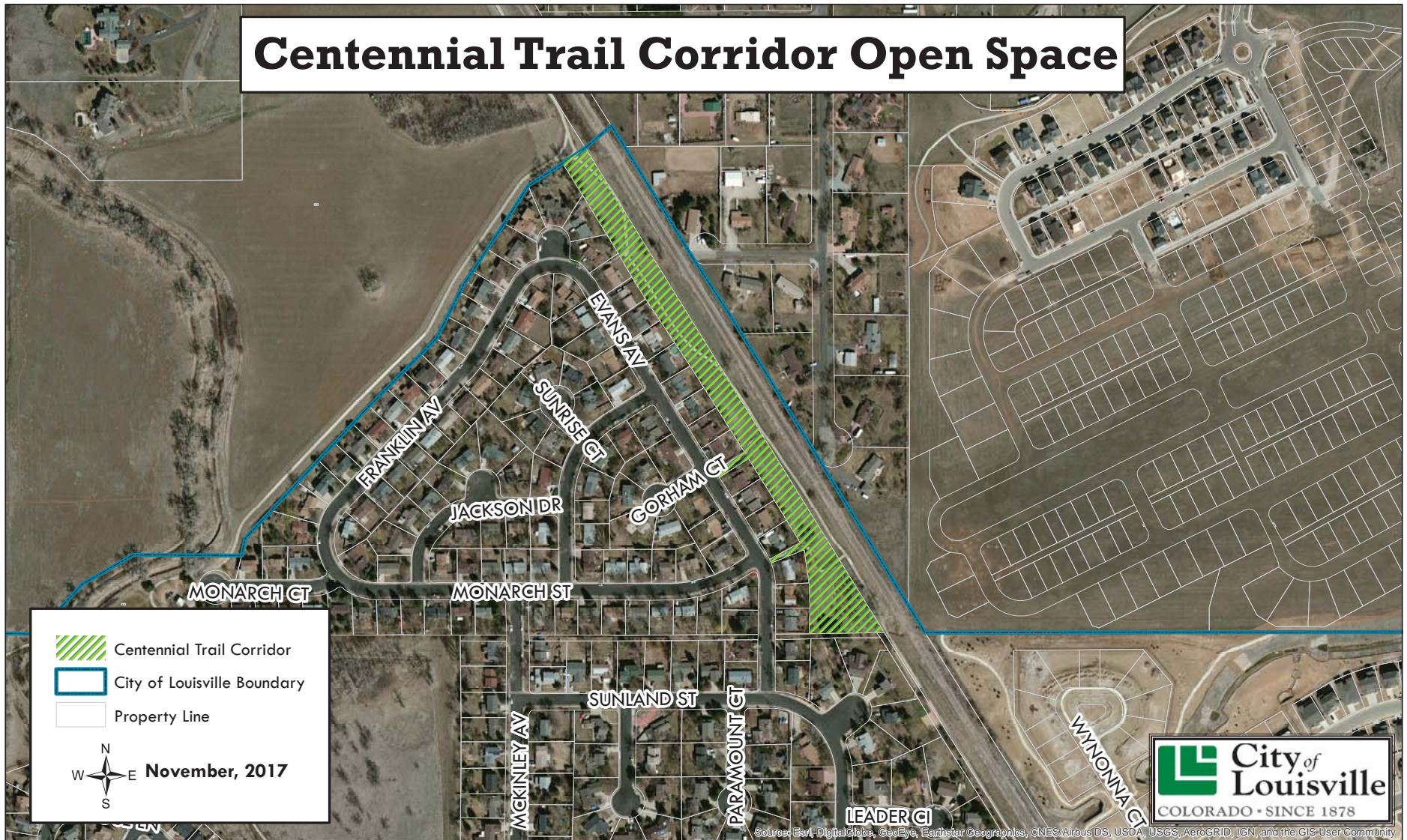


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Bullhead Gulch Open Space



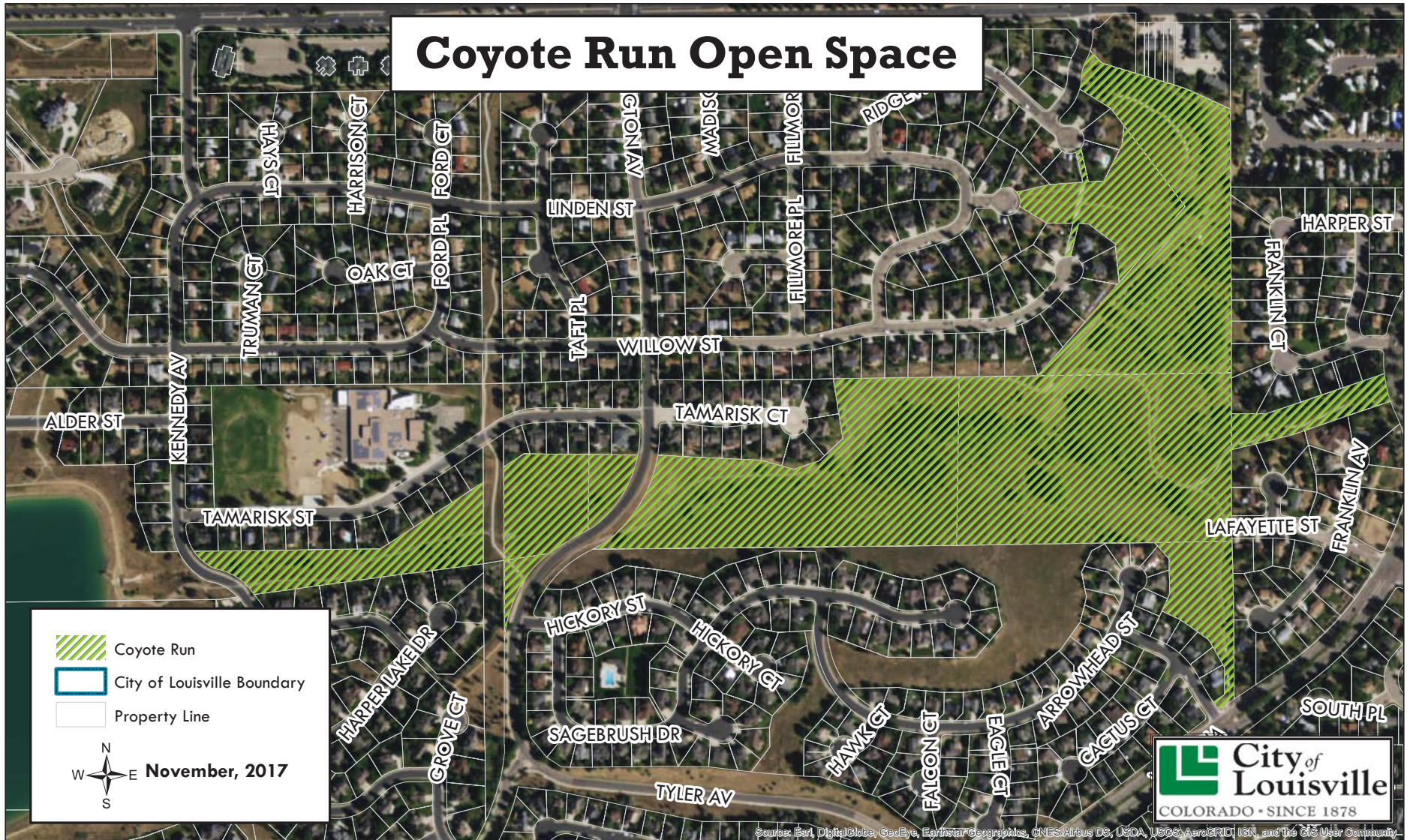
Centennial Trail Corridor Open Space



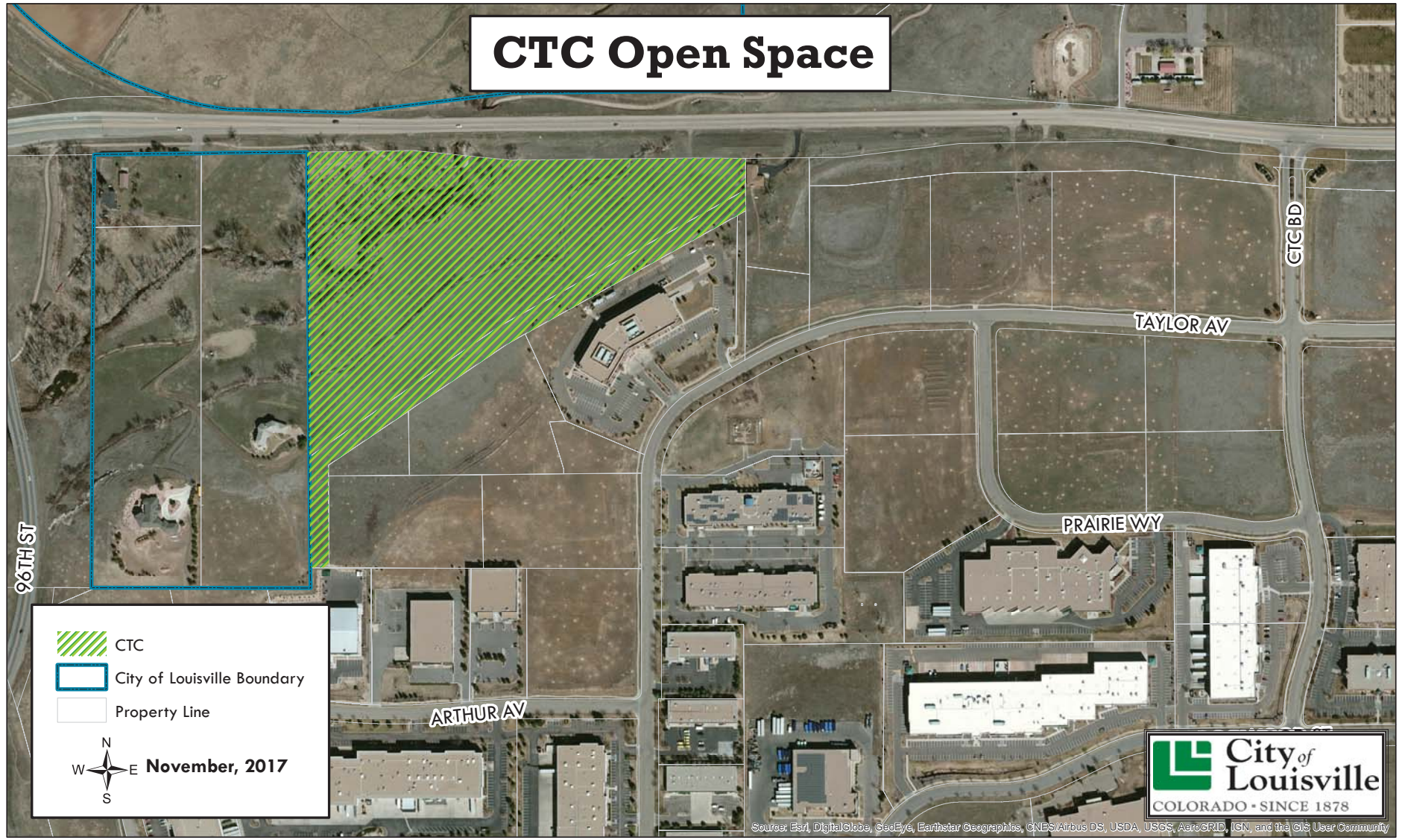
Coal Creek Trail Corridor Open Space



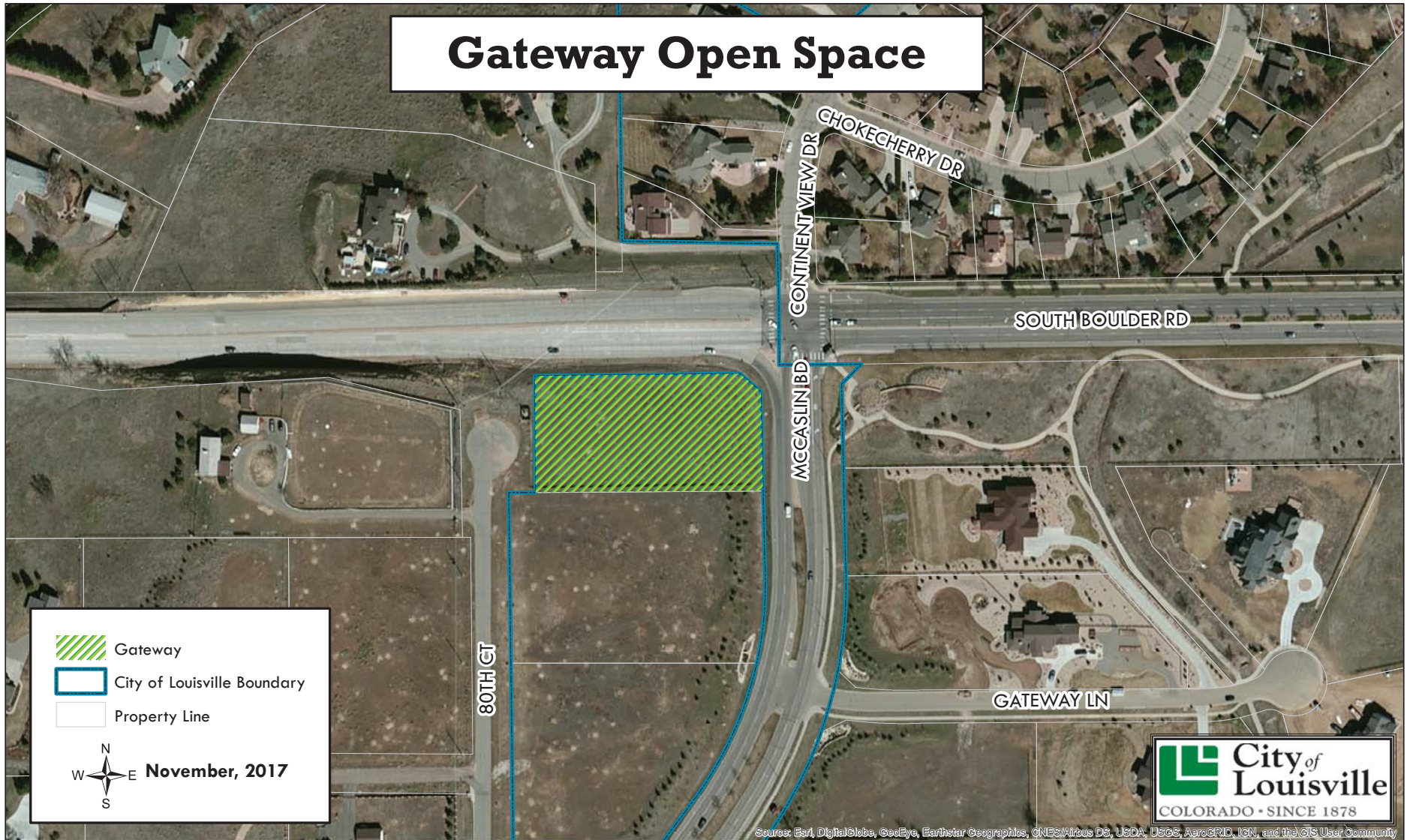
Coyote Run Open Space



CTC Open Space



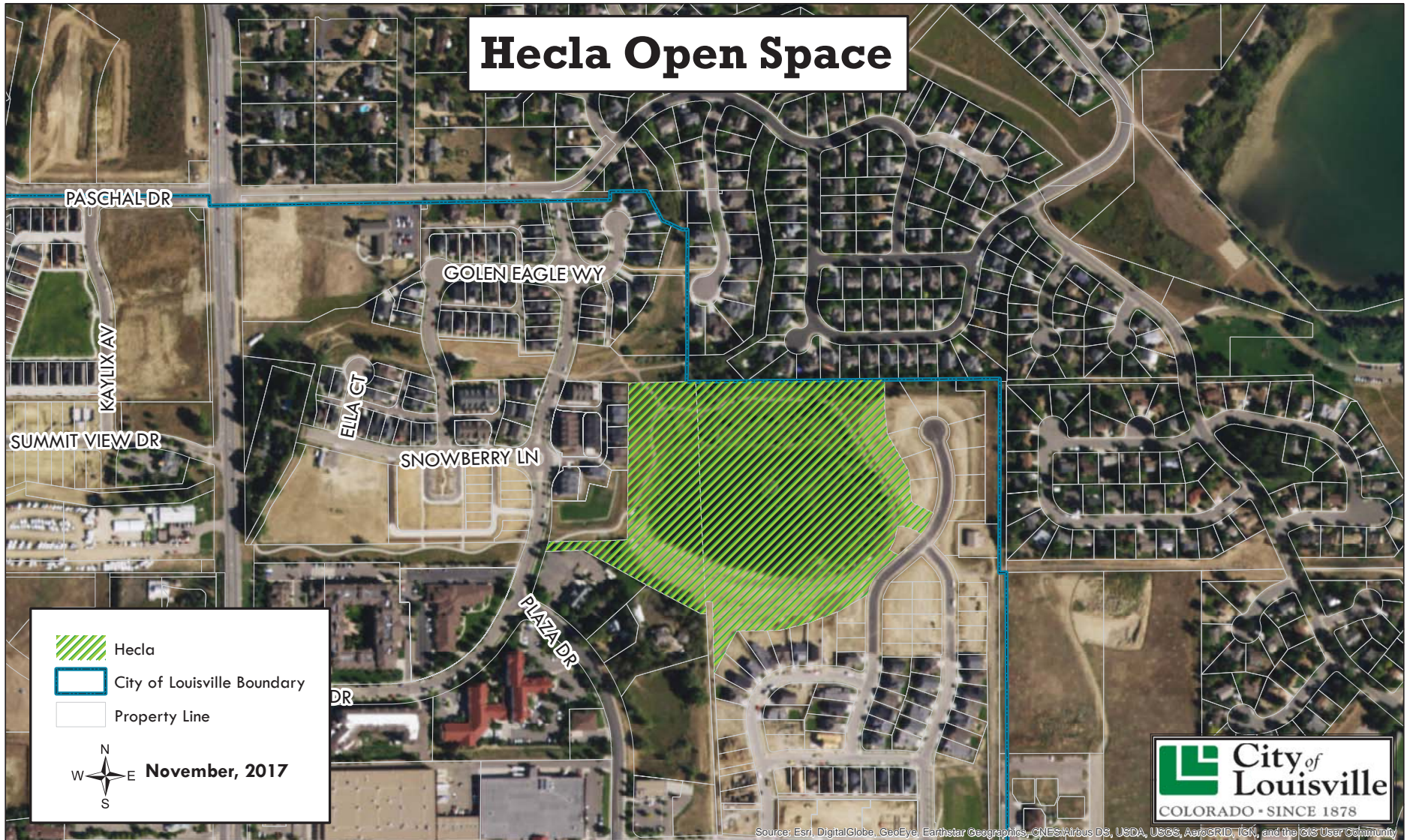
Gateway Open Space



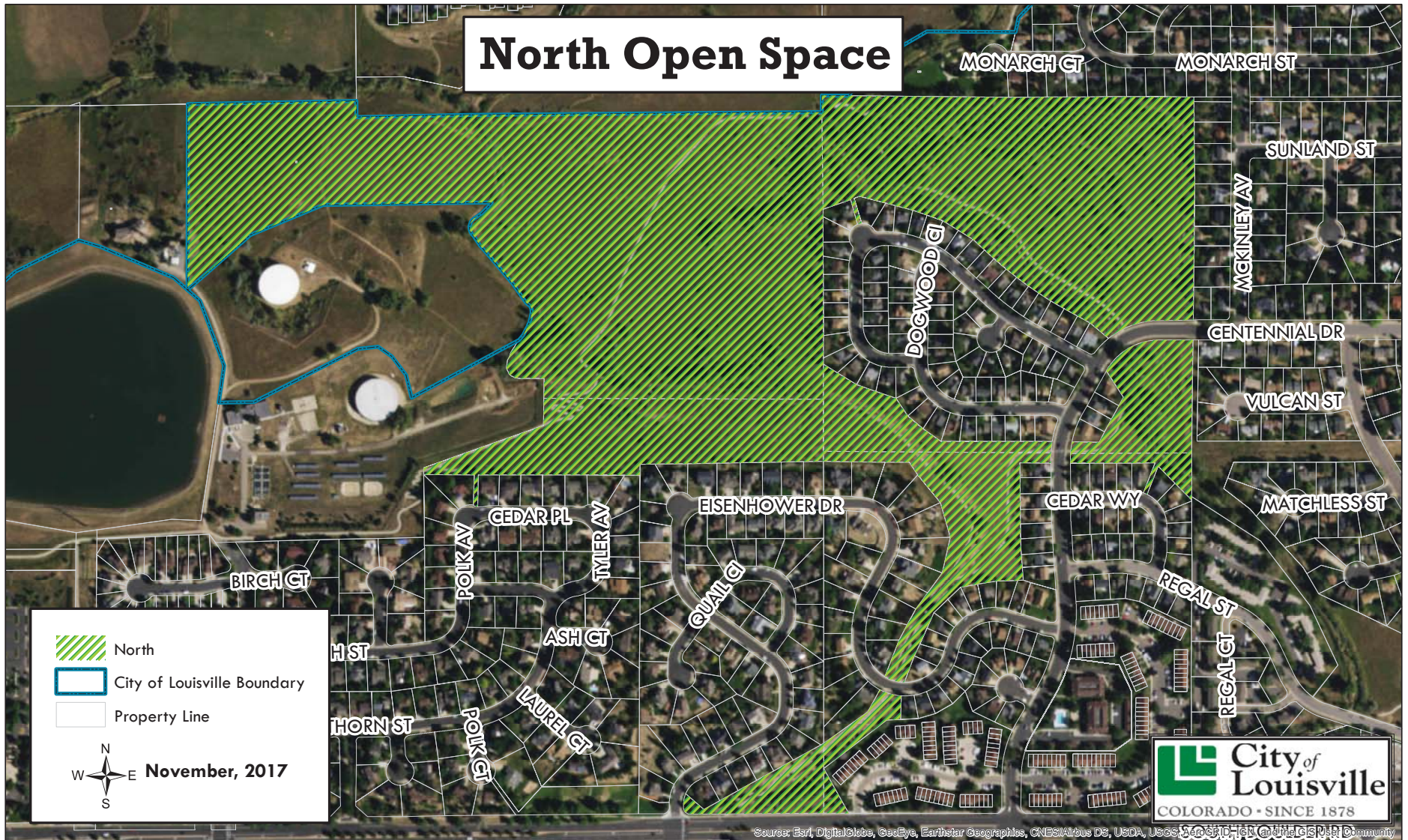
Harper Lake Open Space



Hecla Open Space



North Open Space



Warembourg Open Space

